

WRITTEN DESCRIPTION

Revised Old St. Augustine Road PUD
RE# 148959-0000
October 3, 2022

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 1.82 acres of property from PUD to PUD. The property is currently zoned PUD subject to the provisions of Ordinance 2009-830-E. The property is located at 9743 Old St. Augustine Road between San Jose Boulevard and Crown Point Road.

The subject property is currently owned by Double Jackster, Inc., and is more particularly described in the legal description attached as Exhibit 1 to this application. The property is currently developed as a restaurant. Surrounding uses include: CGC/CCG-1 to the north (commercial retail); MDR/RMD-D to the east (residential); RPI/CRO to the south (commercial office); and CGC/CCG-2 to the west across Old St. Augustine Road (commercial retail).

The property is located in an established commercial location along Old St. Augustine Road. The purpose of the revised PUD is to add an additional 12,000 square feet of infill to the site. The PUD will provide infill development to support additional commercial needs in the area. The existing PUD grants a waiver of liquor distance from churches and schools, which will also be available through the revised written description.

Project Name: Revised Old St. Augustine Road PUD

Project Architect/Planner: Michael A. Byrd

Project Engineer: Michael A. Byrd

Project Developer: Double Jackster, Inc.

II. QUANTITATIVE DATA

Total Acreage: 1.82 acres

Total number of dwelling units: N/A

Total amount of non-residential floor area: N/A

Total amount of recreation area: N/A

Total amount of open space: N/A

Total amount of public/private rights of way: N/A

Total amount of land coverage of all buildings and structures: up to 22,000 s.f.

Phase schedule of construction (include initiation dates and completion dates)

One phase construction

III. USES AND RESTRICTIONS

A. Permitted Uses:

- (1) Commercial retail sales and service establishments.
- (2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- (3) All types of professional and business offices.
- (4) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters.
- (5) Art galleries, museums, community centers, dance, art or music studios.
- (6) Vocational, trade or business schools and similar uses.
- (7) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- (8) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- (9) 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.
- (10) Express or parcel delivery offices and similar uses (but not freight or truck terminals)
- (11) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
- (12) Personal property storage establishments meeting the performance development criteria set forth in Part 4.
- (13) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- (14) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (15) Churches, including a rectory or similar use.
- (16) 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.

(17) 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.

(18) Multi-family residential integrated with a permitted use.

B. Permissible Uses by Exception:

None

C. Limitations on Permitted or Permissible Uses by Exception:

N/A

D. Permitted Accessory Uses and Structures:

See §646.403

IV. STATEMENTS

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

The PUD limits uses from usual Zoning Code application.

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.

All areas will be maintained by the owner.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area:* None
- (2) *Minimum lot width:* None
- (3) *Maximum lot coverage:* 50%
- (4) *Minimum front yard:* None

- (5) *Minimum side yard:* None
- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 65 feet

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.*

The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code. In the event of partitioning, shared parking may be utilized between parcels to achieve parking requirements provided that the required number of spaces shall be met on the overall site within the PUD.

(2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of Old St. Augustine Road, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.
- b. Within the property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

- a. Pedestrian access shall be developed in accordance with the 2030 Comprehensive Plan.

C. Signs.

- (1) As per Part 13 of the Zoning Code for CCG-1 zoning district.
- (2) In the event of partitioning, off-site identification signage may be permitted so long as the signage remains located within the boundaries of the PUD.

D. Landscaping:

The property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code; provided, however, that the required perimeter landscaping may be relocated elsewhere within the Property when ownership or occupancy of the Property is subdivided into separate parcels and reciprocal easements for access, ownership and maintenance are created among the separate parcels of the property.

E. Utilities:

Water, electric and sanitary sewer will be provided by JEA.

F. Recreation and Open Space:

Usable open spaces, plazas, and recreation areas will be constructed as per the Goals and Objectives of the Comprehensive Plan or as otherwise approved by the Planning and Development Department.

G. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

- A. Is more efficient than would be possible through strict application of the Zoning Code;
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

PUD Name: Revised Old St. Augustine Road PUD

Land Use Table

Total gross acreage	1.82 Acres	100%
Amount of each different land use by acreage		
Single family	0	
Total number of dwelling units	0	
Multiple family	0	
Total number of dwelling units	0	
Commercial	22,000 s.f.	
Industrial	0	
Other land use		
Active recreation and/or open space		
Passive open space		
Public and private right-of-way		
Maximum coverage of buildings and structures	22,000 s.f	25.3%