

**PUD WRITTEN DESCRIPTION  
3693 MORTON STREET PUD  
FEBRUARY 1, 2022**

**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 1.35 contiguous acres of property from CRO and CO to PUD to facilitate re-use of the property located at 3693 Morton Street (RE# 154132 0000) and 6106 Chester Avenue (RE# 154025 0000) as more particularly described in Exhibit 1 (the “Property”).

3693 Morton Street (the “Southern Parcel”) has RPI land use, is zoned CRO, and has an existing structure with office and warehouse use. 6106 Chester Avenue (the “Northern Parcel”) has a land use of RPI, is zoned CO, and is vacant and undeveloped.

Applicant seeks to relocate its landscaping and lawn care business headquarters to the Property. This PUD is filed to continue the office and warehouse use on the Southern Parcel while permitting the Northern Parcel to be used for outdoor storage of supplies, materials, vehicles, and other such items used in Applicant’s business, as conceptually depicted on the Site Plan filed herewith.

The Property is located in a unique area with a mix of different land use and zoning categories and various industrial, commercial, office and residential uses. Specifically, the surrounding area includes the following:

| <i>Direction</i> | <i>Land Use</i> | <i>Zoning</i> | <i>Uses</i>   |
|------------------|-----------------|---------------|---|
| North            | CGC             | CCG-1         | Multifamily   |
| East             | LI/RPI          | IBP/LI/CRO    | Warehouse, Wholesale Retailer, Plumbing-Heating-Air Company, Outdoor storage lot, Single family |
| South            | MDR             | RMD-D         | Multifamily   |
| West             | CGC/RPI         | CCG-1/CRO     | Vacant, Single Family   |

B. Project name: 3693 Morton Street PUD.

C. Project engineer: JMJ Group, LLC.

D. Project developer: Turf Doctor Landscaping & Lawn LLC.

E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.

- F. Current land use designation: RPI.
- G. Current zoning district: CRO/CO.
- H. Requested land use designation: BP.
- I. Requested zoning district: PUD.
- J. Real estate numbers: 154132 0000 and 154025 0000.

## **II. QUANTITATIVE DATA**

- A. Total acreage: 1.35 acres.
- B. Total amount of non-residential floor area: 29,600 square feet.
- C. Total amount of land coverage of all buildings and structures: 0.68 acres.

## **III. STATEMENTS**

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

The proposed PUD adopts IBP design guidelines and use regulations with the following exceptions:

1. Outdoor storage in conjunction with a permitted use is included as a permitted use on the Northern Parcel; provided, however, that chemicals may not be stored outdoors.
2. Vehicles transporting machinery and equipment used in conjunction with a permitted use shall use the access point on Chester Street only.
3. An eight (8) foot tall, eighty-five percent (85%) opaque fence is required along the boundary abutting the northern property line of 3699 Morton Street. The boundary between 3699 Morton Street and the Southern Parcel is permitted to remain in its current state in light of the purported easement benefitting 3699 Morton Street recorded at Official Records Book 8389, Page 362, Public Records of Duval County.
4. Fencing that is up to eight (8) feet in height is permitted along the perimeters of the Property, except for the Morton Street frontage, where fencing may not exceed six (6) feet in height.
5. The following uses which would otherwise be permitted have been removed: hospitals.
6. No permissible uses by exception are provided.

- 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.

The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

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

A. Permitted uses:

1. Outdoor storage in conjunction with a permitted use; provide, however, that chemicals may not be stored outdoors. Such outdoor storage may only occur on the Northern Parcel.
2. Medical and dental or chiropractor offices and clinics.
3. Professional offices.
4. Business offices.
5. Banks (including drive-thru tellers) loan companies, mortgage brokers, stockbrokers and similar financial institutions.
6. Union halls.
7. Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses.
8. Manufacturer's agents and display rooms and offices of building trades contractor.
9. Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
10. Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.
11. Vocational, technical, business, trade or industrial schools and similar uses.
12. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
13. Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4.

14. 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 structures:

1. As permitted pursuant to Section 656.403.

C. Restrictions on permitted uses.

1. Applicant agrees that hours of operation for purposes of loading and unloading equipment for the proposed landscape business will be limited to the hours between 7 a.m. and 8 p.m.

**V. DESIGN GUIDELINES**

A. Lot requirements:

1. Minimum lot area: None, except as otherwise required for certain uses.
2. Minimum lot width: None, except as otherwise required for certain uses.
3. Maximum lot coverage: Sixty-five percent (65%).
4. Minimum front building setback: Twenty (20) feet.
5. Minimum side building setback: Ten (10) feet.
6. Minimum rear building setback: Ten (10) feet.
7. Maximum height of structures: Thirty-five (35) feet.

B. Ingress, egress and circulation:

1. Parking requirements: Parking shall conform with Part 6 of the Zoning Code; provided, however, that the outdoor storage area shall not be considered a parking area and is not required to be paved.
2. Vehicular access: Vehicular access to the Property shall be by way of Morton Street and Chester Street substantially as shown in the Site Plan. Vehicles transporting machinery and equipment used in conjunction with a permitted use shall use the access point on Chester Street. The final location of all access points is subject to the review and approval of the Development Services Division.
3. Pedestrian access: As required by the 2030 Comprehensive Plan Code.

C. Signs: Signage shall comply with the provisions of Part 13 applicable to an IBP zoning district.

- D. Landscaping: Landscaping will be provided as required by Part 12 of the Zoning Code, except as provided below:
1. An eight (8) foot tall, eighty-five percent (85%) opaque fence shall be installed along the boundary that abuts the northern property line of 3699 Morton Street. Applicant has been made aware of a purported access easement recorded at Official Records Book 8389, Page 362, Public Records of Duval County, benefitting 3699 Morton Street. This purported easement encumbers the ten (10) feet along the eastern boundary of the Southern Parcel where an uncomplementary use buffer might otherwise be located. Therefore, no uncomplementary use buffer is required along the eastern boundary of the Southern Parcel; however, a fence of up to eight (8) feet in height may be placed along this boundary in the event an agreement in writing is reached between Applicant and the owner of the property at 3699 Morton Street.
  2. A minimum six (6) foot and maximum eight (8) foot tall, eighty-five percent (85%) opaque fence with uncomplementary use buffer shall be installed along the perimeters of the property except for the perimeter of the Southern Parcel abutting 3699 Morton Street for the reasons detailed above.
  3. Any fence installed along the Morton Street frontage may not exceed six (6) feet in height.
  4. With regard to the uncomplementary use buffer along the western boundary of the Property adjacent to properties reflected as CO and CRO on the Site Plan, the ten (10) foot landscape buffer will be located on the outside of the required fence (on the neighbor's side of the fence) provided that the neighboring owner enters into an access and maintenance agreement to permit Property owner to maintain the landscaping.
- E. Lighting: Project lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the project. Directional lighting fixtures designed to cast illumination downward and within the site shall be used rather than broad area illumination.
- F. Recreation and open space: To be provided as required by the 2030 Comprehensive Plan.
- G. Utilities: Essential services including gas, telephone, water, sewer, cable, and electric as required to serve the project shall be permitted on the site. Water, sanitary sewer, and electric will be provided by JEA.
- H. Wetlands: Any 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**

The project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The project will be beneficial to the surrounding neighborhood and community, meeting the following zoning and land use initiatives:

**A. Is more efficient than would be possible through strict application of the Zoning Code:**

The project obtains more efficient land use than would be possible through the strict application of the Zoning Code. The undeveloped Northern Parcel is placed between CCG zoned property and CRO zoned property. This PUD will permit the existing office and warehouse structure to utilize the undeveloped lot for outdoor storage in a way that ensures consistency and compatibility with the surrounding uses.

**B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area:**

The project is compatible with the surrounding land uses and will improve the characteristics of the surrounding area. The mix of uses allowed and situated under the PUD and Site Plan as well as the provision of screens, buffers, and limited access ensure consistency and compatibility with the surrounding land uses.

**C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan:**

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

1. Objective 1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
2. Policy 1.1.8 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.

3. Policy 1.1.10 of the Future Land Use Element of the 2030 Comprehensive Plan – Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.
4. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.
5. Policy 1.1.16 of the Future Land Use Element of the 2030 Comprehensive Plan – 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 measure such as requirement for buffer zones and landscaping between uses.
6. Policy 3.1.3 of the Future Land Use Element of the 2030 Comprehensive Plan – Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.
7. Objective 3.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Continue to 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.
8. Policy 3.2.7 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall implement the locational criteria for this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.
9. Objective 6.3 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized

land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

## VII. PUD REVIEW CRITERIA

- A. **Consistency with the Comprehensive Plan:** As described above, the uses proposed herein are consistent with the BP land use category of the 2030 Comprehensive Plan.
- B. **Consistency with the Concurrency Management System:** The project will comply with the Concurrency and Mobility Management System applicable to the Property.
- C. **Allocation of Residential Land Use:** The Property is consistent with land use allocations under the 2030 Comprehensive Plan.
- D. **Internal Compatibility:** The Property provides an integrated design and compatible uses within the Property. The PUD provides for codification of the existing office and warehouse to the south with appropriate expansion to the north with Site Plan controls to address the location of uses within the Property. The controlled uses will complement each other, providing the Applicant with one location to operate its business.
- E. **External Compatibility/Intensity of Development:** The project proposes uses and provides design mechanisms to ensure compatibility with the surrounding uses. The land use categories to the north of the Property are commercial and industrial. Properties to the south include residential use. The existing warehouse and office building provides a smooth transition for the location while the PUD controls screening, buffering, and limited access to the proposed storage use in the Northern Parcel.
- F. **Maintenance of Common Areas and Infrastructure:** All areas will be maintained by Applicant.
- G. **Usable Open Spaces, Plazas, Recreation Areas:** The project is consistent with the 2030 Comprehensive Plan for the BP land use category.
- H. **Impact on Wetlands:** 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 and therefore a listed species survey is not required.
- J. **Parking Including Loading and Unloading Areas:** The project provides ample off-street parking and outdoor storage for vehicles and materials.
- K. **Storm Water Retention:** The project provides for adequate on-site retention.
- L. **Sidewalks, Trails, and Bikeways:** Pedestrian access shall comply with the 2030 Comprehensive Plan.