

**PUD WRITTEN DESCRIPTION**  
**CLAIRE LANE PUD**  
**April 11, 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 3.07 acres to allow luxury commercial condominiums and office (the “Project”) on the property located at 0 Claire Lane (RE# 156026 0225) 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 Suburban Development Area, and is zoned PUD pursuant to Ordinance 1980-0352-E (the “Existing PUD”).

The Property is currently undeveloped. The Existing PUD includes the parcels to the east and south, which are developed with commercial retail, service, and offices. This PUD is filed to permit the Project on the Property, with a companion land use amendment to CGC for the northern portion of the parcel. As depicted in the Site Plan, the commercial condominiums are located within the area of the requested land use amendment, and office, clubhouse, and/or other RPI uses are located south within the RPI land use category that will remain. The commercial condominiums may incorporate a mix of uses including office, neighborhood scale retail and service establishments, as well as automobile/vehicle storage.

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/LDR	CO/RLD-90	Stormwater Pond
East	CGC	PUD (the Existing PUD)	Retail/Service/Office
South	CGC/RPI	PUD (1974-987)	Retail/Service
West	LDR	RLD-90	Single family

- B. Project name: Claire Lane PUD.
- C. Project engineer: Dominion Engineering Group, Inc.
- D. Project developer: RCBF Properties, LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: RPI
- G. Current zoning district: PUD (Ordinance 1980-0352-E).

H. Requested land use designations: RPI and CGC.

I. Requested zoning district: PUD.

J. Real estate number: 156026 0225.

## **II. QUANTITATIVE DATA**

A. Total acreage: 3.07 acres.

B. Maximum amount of enclosed square footage: fifty thousand (50,000) square feet.

## **III. STATEMENTS**

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

This PUD permits a range of commercial uses permissible under the RPI land use category and permits private automobile/vehicle garage condominiums and related uses and personal property storage within the area subject to the companion land use amendment to CGC. There is no minimum lot area, width, or maximum lot coverage. Setbacks are determined based on the PUD boundary. Parking shall be provided for the buildings within the CGC area at a minimum parking ratio of one (1) parking space per five thousand (5,000) square feet. Parking shall be provided for the building within the RPI area at a minimum ratio of two (2) spaces per one thousand (1,000) square feet. There shall be no maximum parking limit. Parking spaces may be located on a different lot or parcel or land they are intended to serve. Separately designated loading spaces are not required, provided that loading occurs within the Property and outside of the public right-of-way. Each condominium owner is permitted to have one (1) wall identification sign. Landscaping is determined based on the entire Property.

B. Explanation of proposed deviations or waivers.

The provisions within this PUD are to facilitate office and private automobile/vehicle garage uses that can be subdivided into condominiums. Due to the contemplated subdivision, development guidelines need to be flexible and based on the whole development rather than on individual parcels. The parking and loading standards implemented herein account for the low-intensity, low-traffic generating uses. Each condominium owner is permitted an identification wall sign to promote wayfinding and customization to each unit.

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 POA 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:**

###### In all areas of the Property:

1. Professional and business office.
2. Medical and dental or chiropractor offices and clinics (but not hospitals).
3. Neighborhood commercial retail sales and service establishments (but not including new and used automobile sales, funeral homes, and broadcasting offices and studios).
4. Restaurants including outside sales and service and the service of all alcoholic beverages but without drive-in or drive-thru facilities.
5. Banks without drive-thru tellers and financial institutions, travel agencies, and similar uses.
6. Libraries, museums and community centers.
7. Veterinarians meeting the performance standards and development criteria set forth in Part 4.
8. Essential services, including water, sewer, gas, telephone, radio, television and electric.
9. Day care centers.
10. Employment office (but not a day labor pool).
11. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
12. Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters).
13. Clubhouse for commercial condominiums.

#### CGC Land Use Area Only

1. Commercial condominiums, including private automobile/vehicle garage condominiums and related uses, such as a clubhouse for condominium owners.
2. Personal property storage, exempt from the performance standards and development criteria set forth in Part 4.

#### B. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403 of the Zoning Code.

#### C. Permissible Uses by Exception: None.

### **V. DESIGN GUIDELINES**

#### A. Lot requirements:

1. Minimum lot width: None.
2. Minimum lot area: None.
3. Maximum lot coverage by all buildings: None. Maximum impervious surface ratio shall be eighty-five percent (85%) and shall be calculated on a Property-wide basis.
4. Minimum yard requirements:
  - a. North Boundary – None.
  - b. East Boundary – None.
  - c. West Boundary – Ten (10) feet.
  - d. South Boundary (abutting Clair Lane) – Twenty (20) feet.
  - e. These yard requirements shall be applied to the PUD boundary and not to individual parcels within the PUD in the event of subdivision.
5. Maximum height of structures: Thirty-five (35) feet.

#### B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking shall be provided for the buildings within the CGC area at a minimum parking ratio of one (1) parking space per five thousand (5,000) square feet. Parking shall be provided for the building within the RPI area at a minimum ratio of two (2) spaces per one thousand (1,000) square feet. There shall

be no maximum parking limit. Parking spaces may be located on a different lot or parcel or land they are intended to serve. Separately designated loading spaces are not required, provided that loading occurs within the Property and outside of the public right-of-way.

2. *Vehicular Access.* Vehicular access to the Property shall be by way of Claire Lane, 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 CRO zoning district as set forth in Part 13 of the Zoning Code, except that each individual condominium may have one (1) wall identification signage not exceeding ten (10) square feet.
- D. **Landscaping:** Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code and shall be calculated on a Property-wide basis without regard to individual lot lines.
- 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. Changes to the location and configuration of stormwater facilities and other infrastructure, open space, wetlands, and any compensatory storage are allowed without a modification to the PUD and Site Plan. 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 does not permit residential uses.
- D. Internal compatibility.** The Site Plan conceptually depicts access and circulation within the site. Access to the site is available from Claire Lane. Location of the access point shown on the Site Plan as well as final design of the access point 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 Project is consistent with and complimentary to existing uses in the area. The Project provides a transition between the larger, intensive commercial uses at the San Jose Plaza shopping center to the residential uses to the west. The commercial condominiums and office spaces will provide additional services to the community at a localized neighborhood-scale. Buffers along the western boundary line and along Claire Lane ensure compatibility and maintain the aesthetic of the Claire Lane corridor.
- 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 shall be provided for the buildings within the CGC area at a minimum parking ratio of one (1) parking space per five thousand (5,000) square feet. Parking shall be provided for the building within the RPI area at a minimum ratio of two (2) spaces per one thousand (1,000) square feet. There shall be no maximum parking limit. Parking spaces may be located on a different lot or parcel or land they are intended to serve. Separately designated loading spaces are not required, provided that loading occurs within the Property and outside of the public right-of-way.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.

## EXHIBIT F

### Land Use Table

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Total gross acreage	<u>3.07</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	<u>3.07</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.