

PUD WRITTEN DESCRIPTION

TOWN CENTER II PUD

OCTOBER 8, 2021

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 14.30 acres of property from CO and IBP to PUD to unify the Property under one zoning district and to permit wall signs depicting Applicant’s business on three facades of the office building located at 5335 Gate Parkway (RE# 167742 1565) (the “Property”) as more particularly described in Exhibit 1 and the Site Plan filed herewith.

The Property is located within the RPI and BP land use categories of the Future Land Use Element of the 2030 Comprehensive Plan and is correspondingly zoned CO and IBP. The office building is located within the portion of the Property designated RPI land use and CO zoning.

Applicant seeks to add one (1) three hundred sixty square foot (360’) wall sign on the north, west, and south facades of the existing six-story (6) office building, in addition to its logo on both sides of the preexisting monument sign. This PUD is filed to continue the uses previously permitted under the CO zoning district of the Property while allowing the contemplated signage 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 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	PUD	The Markets at Town Center, St. Johns Town Center
East	RPI	CO	Business office 3+ story
South	MDR	PUD	Townhomes
West	RPI/BP	CO/IBP	Business office 3+ story

B. Project name: Town Center II PUD

C. Project engineer: Signs of Success, Ltd.

D. Project developer: Dun & Bradstreet, Inc.

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

- F. Current land use designation: RPI and BP.
- G. Current zoning district: CO and IBP.
- H. Requested land use designation: RPI and BP
- I. Requested zoning district: PUD.
- J. Real estate number: 167742 1565

II. QUANTITATIVE DATA

- A. Total acreage: 14.30 acres.
- B. Total number of dwelling units: 0.
- C. Total amount of non-residential floor area: 226,334 square feet.

III. STATEMENTS

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

The PUD predominantly adopts CO zoning regulations, except providing for new signage provisions.

- 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. Medical and dental or chiropractor offices (but not clinics or hospitals).
2. Professional or business offices.
3. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a stand alone structure not exceeding 4,000 square feet.
4. Day care centers incidental to a professional office.
5. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

6. Single family dwellings which were originally constructed as single family dwellings.
- B. Permitted accessory uses and structures:
1. As permitted pursuant to Section 656.403.
- C. Permissible uses by exception:
1. Day care centers meeting the performance standards and development criteria set forth in Part 4.
 2. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
 3. Off-street parking lots meeting the performance standards and development criteria set forth in Part 4.

V. DESIGN GUIDELINES

A. Lot requirements:

1. Minimum lot requirements (width and area):
 - a. Width – Sixty feet (60’).
 - b. Area – Six-thousand square feet (6,000’) (except as otherwise required for certain uses).
2. Maximum lot coverage by all buildings: Fifty percent (50%).
3. Minimum yard requirements:
 - a. Front – Twenty feet (20’).
 - b. Side – Ten feet (10’).
 - c. Rear – Ten feet (10’).
4. Maximum height of structures: The height of the structure currently on the Property. Any change shall be pursuant to the Zoning Code for the CO zoning district, which provides a height of thirty-five feet (35’); provided, height may be unlimited where all required side yards are increased one foot for every one foot of building height in excess of thirty-five feet (35’). No building shall be higher than thirty-five feet (35’), when located adjacent to a single family use or zoning district.

B. Ingress, egress and circulation:

1. Parking: As currently provided on the Property. Any change shall be pursuant to Part 6 of the Zoning Code and Administrative Deviation AD-17-80.
2. Vehicular access: As currently provided on the Property. Any additional vehicular access points shall be provided pursuant to the Zoning Code and is subject to the review and approval of the Development Services Division.

3. Pedestrian access: As currently provided on the Property. Any change shall comply with the Zoning Code.

C. Signs:

1. Wall Signs are permitted as follows:

- a. Northern façade: The number of signs on this façade shall have a limit of five (5) and collectively may not exceed one thousand gross square feet (1,000'). Each sign may be internally or externally illuminated.
- b. Western and Eastern facades: For each façade, the number of signs shall not exceed three (3) and collectively may not exceed six-hundred square feet (600'). Each sign may be internally or externally illuminated.
- c. Southern façade: The number of signs on this façade shall not exceed five (5) and collectively may not exceed seven hundred fifty gross square feet (750'). Each sign may be internally or externally illuminated.
- d. Height: The maximum height of any sign shall be the height of the building for which it is located.

2. Monument signs are permitted as follows:

- a. One (1) monument sign is permitted on the Property not to exceed ninety-six square feet (96') per each side. Multiple tenant tiles are permitted on each side of any monument sign, and they may be nonilluminated, internally illuminated, or externally illuminated. They also may be in color or in black and white.

D. Landscaping: Landscaping will be provided as required by Part 12 of the Zoning Code to the extent already provided on the Property.

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: The project will be consistent with the 2030 Comprehensive Plan to the extent already provided on the Property.

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: The Property is not located on a designated wetland. 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 PUD obtains more efficient land use than would be possible through the strict application of the Zoning Code. The PUD permits Applicant to utilize the facades of the office building to the utmost efficiency that would otherwise not be permitted under its current zoning. The northern façade faces J. Turner Butler Boulevard and the southern façade faces Gate Parkway, both of which are classified under the Functional Highway Classification System of the Transportation Element of the 2030 Comprehensive Plan.

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

The PUD is compatible with the surrounding land uses and will improve the characteristics of the surrounding area. The surrounding areas are highly developed, including office buildings to the west and east that are over three (3) stories high, and each are between J. Turner Butler Boulevard and Gate Parkway. The townhomes to the south are buffered by Gate Parkway and the parking lot on the Property.

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 1.1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall ensure that all new development and redevelopment after the effective date of the 2030 Comprehensive Plan is consistent with the Future Land Use Map series, and textual provisions of this and other elements of the 2030 Comprehensive Plan, as provided in Chapter 163 (Part II), Florida Statutes (F.S.).
3. 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.

4. 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.
5. Goal 3 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
6. 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.
7. Policy 3.2.1 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.
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.

VII. PUD REVIEW CRITERIA

- A. **Consistency with the Comprehensive Plan:** The uses proposed herein are consistent with the RPI land use categories 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.
- E. **External Compatibility/Intensity of Development:** The project proposes uses and provides design mechanisms which are compatible with surrounding uses. The office building on the Property is comparable to the office buildings to the east and west of the Property.
- 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 RPI land use categories.
- H. **Impact on Wetlands:** The project is not located on a designated wetland. 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 sufficient parking spaces for its pre-existing use as a business office building.
- K. **Storm Water Retention:** The Property has sufficient water retention areas.
- L. **Sidewalks, Trails, and Bikeways:** The project provides sufficient pedestrian access for the intended use as a business office.