

PUD WRITTEN DESCRIPTION
2107 HENDRICKS PUD
December 3, 2024

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 0.12 acres of property to not only allow for restaurant uses, but to curate the permitted uses and structures decreasing the intensity of future uses, to match the established corridor to the North, East, and South. The property is located at 2107 Hendricks Avenue (RE 081710 0000) as more particularly described in Exhibit 1 (the “Property”) and conceptually depicted in the Site Plan filed herewith. The Property is located within the CGC land use category and is zoned CCG-1.

The Property is located along the Hendricks Avenue corridor within the San Marco neighborhood. Applicant seeks to maintain the standards that are currently held by the owner/establishment of the Property by rezoning it to a PUD that defines future development guidelines as low intensity in concert with the surrounding designations.

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	CGC	PUD (2019-0799)	East San Marco (i.e. Publix, Foxtail Coffee, etc.)
East	CGC	PUD	The Hendricks at San Marco
South	CGC	PUD	South Jacksonville Presbyterian Church
West	CGC	CCG-1	Rue Saint Marc/San Marco Square

B. Project Name: 2107 Hendricks PUD

C. Property Owner: D&M Associates, LLC
Matthew Medure

D. Project Agent: The Southern Group

E. Current land use designation: CGC

F. Current zoning district: CCG-1

G. Requested zoning district: PUD

H. Real Estate number: 081710 0000

II. QUANTITATIVE DATA

A. Total acreage: 0.12

III. STATEMENTS

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

The proposed PUD generally adopts the Zoning Code provisions applicable to a property zoned CCG-1 within the San Marco Zoning Overlay with the following exceptions:

1. Retail sales and service of all alcoholic beverages including liquor, beer, or wine for on-premises consumption or off-premises consumption or both in conjunction with a bona fide restaurant is *a permitted use by right*.

2. The distance limitations set forth for the retail sale and service for the on-premises consumption or off-premises consumption or both of alcoholic beverages, including beer, wine, and/or liquor, as detailed in Section 656.805 of the Zoning Code *shall not apply*.

3. The parking requirement for restaurants has been waived.

4. The following uses that would be permitted or permissible in CCG1, either by right or by exception, have been **omitted**:

- a. Dancing entertainment establishments and/or nightclubs serving alcohol.
- b. Crematories.
- c. 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.
- d. Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses, provided all merchandise is stored within an enclosed building and no heavy machinery or heavy manufacturing is located on the premises.
- e. 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.

- f. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- g. Personal property storage facilities.
- h. Pawn shops.
- i. Recycling collection points.
- j. Assembly and/or sale of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display and similar uses including the sale of tires.
- k. Indoor gun ranges.
- l. Hotels and motels.
- m. Service garages for minor or major repairs by a franchised motor vehicle dealer.
- n. Residential treatment facilities and emergency shelters.
- o. Blood donor stations, plasma centers, and similar uses.
- p. Ambulatory centers.
- q. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
- r. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).

- s. Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
- t. Nightclubs.

4. Part 6 parking requirements are modified to allow for shared parking eliminating a minimum/maximum parking restriction.

5. No changes to the CCG1 parameters for minimum lot requirements, lot coverage, yard requirements, signage, and height of structures.

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. Commercial retail sales and service establishments.
2. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
3. 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.
4. Medical offices, clinics, and physical rehabilitation facilities.
5. Restaurants including drive-through, with the outside sale and service of food and retail sales and service of all alcoholic beverages.

6. 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.
7. Art galleries, museums, community centers, dance, art or music studios.
8. Vocational, trade or business schools and similar uses.
9. 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.
10. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
11. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
12. Structured parking.
13. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
14. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
15. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
16. Express or parcel delivery offices and similar uses (but not freight or truck terminals).

B. Permitted accessory uses and structures: Remains in accordance with CCG-1 as laid out in Section 656.403

C. Permissible uses by exception:

1. Filling stations and car wash facilities.

2. Multi-family residential integrated with a permitted use.
3. Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
4. Billard parlors.
5. Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
6. Schools meeting the performance standards and development criteria set forth in Part 4.
7. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.

V. DESIGN GUIDELINES

A. Lot Requirements

1. Minimum lot area: None, except as required for certain uses pursuant to Zoning Code CCG1.
2. Minimum lot width: None except as otherwise required for certain uses pursuant to Zoning Code CCG1.
3. Minimum lot coverage: None, except as required for certain uses pursuant to Zoning Code.
4. Minimum front building setback: None.
5. Minimum side building setback: None.
6. Minimum rear building setback: None
7. Maximum height of structures: Thirty-five (35) feet.

B. Signage: Signage shall comply with the findings set for in Part 13 as it relates to CCG zoning district.

C. Landscaping: The existing site conditions shall be deemed compliant for purposes of this PUD and in compliance with Part 12.

D. 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.

E. Recreation and open space: Recreation and Open Space shall be provided as required by the 2045 Comprehensive Plan.

F. 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.

G. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

H. Waiver of Minimum Distance for a Liquor License: The minimum distance between the Property and a church, in this case 120 feet to South Jacksonville Presbyterian Church at 2137 Hendricks Avenue and 490 feet to Aspire Church at 1435 Atlantic Blvd, or school as required by Section 656.805(c) of the Zoning Code is waived; implementing the same conditions as outlined in E-06-66

1. There shall be no live entertainment at the restaurant, except for a musician playing a non-amplified string instrument.

2. There shall be only low volume speakers outside the restaurant or in the outside seating area to provide very soft music that is not audible from the church property.

3. On Sundays, alcohol shall not be served until after 12:00 noon local time.

I. Waiver for Minimum Parking Requirement:

VI JUSTIFICATION for PUD

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2045 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community. The PUD meets the following zoning and land use initiatives:

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

The proposed PUD is more efficient than strict adherence to the Zoning Code because it tailors permitted uses to align with the surrounding area while eliminating uses that are not compatible with the neighborhood. By allowing the retail sale and service of alcoholic beverages as a permitted use and waiving certain distance and parking requirements, the PUD ensures that the property remains viable for commercial use without imposing unnecessary restrictions. The PUD also simplifies land use by incorporating shared parking, which optimizes space utilization and supports existing businesses in the area.

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

The PUD is designed to be compatible with surrounding land uses, which include commercial and mixed-use developments such as East San Marco, The Hendricks at San Marco, and the South Jacksonville Presbyterian Church. By maintaining a low-intensity commercial designation and aligning with the existing character of the corridor, the proposed PUD will enhance the pedestrian-friendly nature of the area while supporting local businesses. The exclusion of high intensity uses, such as nightclubs, storage facilities, and industrial activities, ensures that the project remains in harmony with the established neighborhood.

C. Will promote the purposes of the City of Jacksonville 2045 Comprehensive Plan:

The PUD supports the objectives of the City of Jacksonville 2045 Comprehensive Plan by encouraging sustainable, mixed-use development that enhances the economic vitality of the area. The proposal aligns with the Comprehensive Plan's goals of promoting walkable, transit-oriented commercial corridors while maintaining compatibility with existing land uses. The waiver of parking requirements facilitates a more efficient use of space and supports the city's efforts to reduce reliance on single-occupancy vehicles. Furthermore, the PUD fosters economic growth by allowing commercial activities that contribute to the local economy while maintaining responsible land use practices.

D. Will decrease the intensity of future uses, to match the established corridor to the North, East, and South of the property.

The PUD decreases the intensity of future uses by curating allowable uses and eliminating those that are inconsistent with the established corridor. Unlike the existing CCG-1 zoning, which permits a broad range of high-intensity commercial and industrial activities, the PUD removes uses such as warehouses, nightclubs, car washes, and large-scale retail operations that could disrupt the character of the area. By preserving the existing restaurant use and limiting future development to low-intensity commercial operations, the PUD ensures continuity with neighboring properties and maintains the historic and pedestrian-friendly charm of the San Marco corridor.

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2045 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

1. Objective 1.1 of the Future Land Use Element of the 2045 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 2045 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 2045 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 2045 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. Objective 1.2 of the Future Land Use Element of the 2045 Comprehensive Plan - 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.
6. Goal 3 of the Future Land Use Element of the 2045 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.
7. Policy 3.1.3 of the Future Land Use Element of the 2045 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.
8. Policy 3.1.19 of the Future Land Use Element of the 2045 Comprehensive Plan - The City shall adopt criteria and standards in order to limit the location of single- family attached and multi-family housing units to the periphery of established single-family detached neighborhoods and non-residential nodes, along collectors, arterials, and rail transit corridors,

unless the higher density residential development is a component of a mixed or multi-use project.