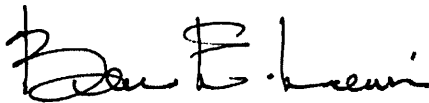


Planning Commission Report
Page 2

Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Absent
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2022-354 TO
PLANNED UNIT DEVELOPMENT

JUNE 9, 2022

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2022-354** to Planned Unit Development.

Location: 0 Walgreen Road, Between I-95 and Walgreen Road

Real Estate Number(s): 027243-5000; 027241-0000; 027242-0000; 027243-0000

Current Zoning District(s): Industrial Light (IL)
Commercial Community / General -2 (CCG-2)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Light Industrial (LI)

Planning District: Northwest, District 5

Applicant/Agent: Cyndy Trimmer, Esq.
Driver, McAfee, Hawthorne & Diebenow, PLLC
1 Independent Drive, Suite 1200
Jacksonville Florida 32202

Owner: JA-RU, Inc.
5150 Belfort Road, Bldg. 100
Jacksonville, Florida 32256

Setzer Family Foundation, Inc.
8650-12 Old Kings Road South
Jacksonville, Florida. 32217

Lawrence J. Dubow
6730 Epping Forest Way North
Jacksonville, Florida. 32217

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2022-354 seeks to rezone approximately 16.88 acres of land from Industrial Light (IL) to PUD. The rezoning to PUD is being sought to allow for the move of the Sulzbacher Center from the existing downtown location. The proposed PUD will allow for a mix of uses geared towards helping the homeless and at-risk populations.

The City has enacted Ordinance **2022-0054-E**, which approved the issuance of a development order for development of affordable housing on the property. The ordinance incorporated an Exhibit 3 by reference, which provides that 100 units will be allowed for the development with a residential density of 6 units per acre.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

The request is to rezone the 16.88-acre subject site from CCG-2 and IL to PUD in to facilitate relocation of the Sulzbacher Center from its Downtown location. The PUD allows for a combination of uses designed to provide needed assistance to the homeless and other at-risk populations.

LI in all land development areas is intended to provide for the location of industrial uses which have fewer objectionable impacts than Heavy Industrial (HI) on residential areas such as noise, odor, toxic chemical and wastes.

Currently, the Property is vacant and undeveloped. Applicant intends to use the property to provide comprehensive services including affordable housing, homeless center uses as generally defined under the Zoning Code, healthcare, education and job training, and related facilities designed to meet the needs of the target population. FLUE Policy 3.1.28 (Ordinance 2022-49-E) allows for the development of permanent affordable housing contingent upon funding requirements on any parcel designated on the Future Land User Map or Zoning atlas for residential, commercial, or industrial use.

Policy 3.1.28 The City Council may approve the development of permanent affordable housing contingent upon funding from the Florida Housing Finance Corporation, the Jacksonville Housing Finance Authority, or the U.S. Department of Housing and Urban Development HOME Investment Partnership annual grant to the City of Jacksonville on any parcel designated on the Future Land Use Map and the Zoning Atlas for residential, commercial, or industrial use. Permanent affordable housing approved under this policy must comply with the definition for affordable as defined in Section 420.0004, Florida

Statutes (F.S.). Development densities shall be consistent with the requirements of the funding agreements provided by the Florida Housing Finance Corporation, the Jacksonville Housing Finance Authority, or the City of Jacksonville through the HOME Investment Partnership grant program.

The Land Development Regulations shall be amended to include the process to review and requirements to approve permanent affordable housing projects authorized under this policy.

The City has enacted Ordinance 2022-0054-E, which approved the issuance of a development order for development of affordable housing on the property. The ordinance incorporated an Exhibit 3 by reference, which provides that 100 units will be allowed for the development with a residential density of 6 units per acre.

Per JEA letter of availability, dated December 28, 2021, the site has access to centralized sewer and potable water.

The proposed uses contained in the written description of the PUD are consistent with the Future Land Use Element of the 2030 Comprehensive Plan. The proposed number of dwelling units (100 dwelling units) is consistent with the development order, dated January 18, 2022, as approved by the Jacksonville City Council by Ordinance 2022-0054-E.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

Yes. The proposed rezoning to Planned Unit Development will be consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

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.

Policy 1.1.10 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.

Policy 1.1.12 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.

Policy 1.2.9 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. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-element.

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.

Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

Policy 3.1.6 The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new 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.

Property Rights Element (PRE)

Goal 1 The City will recognize and respect judicially acknowledged and constitutionally protected private property rights in accordance with the Community Planning Act established in Chapter 163, Florida Statutes.

Objective 1.1 Local decision making shall be implemented and applied with sensitivity for private property rights and shall not be unduly restrictive.

Policy 1.1.1 The City will ensure that private property rights are considered in local decision making.

Policy 1.1.2 The following rights shall be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through **sale or gift**.

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Light Industrial (LI) The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a homeless center with an affordable housing element. The proposed affordable housing element will be limited to 100 Units which is consistent with the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- Traffic and pedestrian circulation patterns: The site will be accessed by a single access road from Walgreen Drive. The proposed access right of way will be required to meet the Right of Way Standards with the City of Jacksonville.
- The use and variety of building setback lines, separations, and buffering: The PUD is proposing no setbacks, which is typical of an urban mixed uses development, especially in industrial areas.
- The variety and design of dwelling types: The PUD is proposing short term stay, and affordable residential units which are consistent and compatible with an urban mixed use development.
- Compatible relationship between land uses in a mixed use project: The PUD is proposing a mix of Institutional and residential uses that can exist in harmony with one another if

designed correctly.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

- The type, number and location of surrounding external uses: The area is surrounded by the interstate, railroad, Jacksonville Jobs Corp Center and industrial uses. The uses proposed by the PUD will not create any adverse impacts to the surrounding uses.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	CCG-2	CSX Railroad
South	LI	IL	Vacant Industrial
East	RC	PUD	Interstate 95
West	LI	IL	Jacksonville Jobs Corp

(6) Intensity of Development

The proposed development is consistent with the Light Industrial (LI) functional land use category with a mix of institutional, residential, and industrial uses.

- The availability and location of utility services and public facilities and services: JEA indicates there are water and sewer mains available to the parcels.

(7) Usable open spaces plazas, recreation areas.

The written description states the proposed project will be consistent with the LI land use category and the Recreation Requirements.

(8) Impact on wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

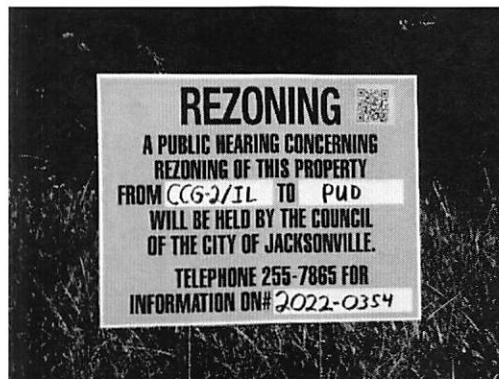
Parking number have been approved within the development order 2022-0054, the PUD will be consistent with the approved order. Parking will be required at a minimum of 1 space per 1 unit of affordable housing, and 1 space per one thousand square feet of gross floor area of any other use.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on June 1, 2022, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2022-354 be **APPROVED with the following exhibits:**

1. The original legal description dated December 28, 2022.
2. The original written description dated March 14, 2022.
3. The original site plan dated March 14, 2022.



Aerial View

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2022-354 be **APPROVED**



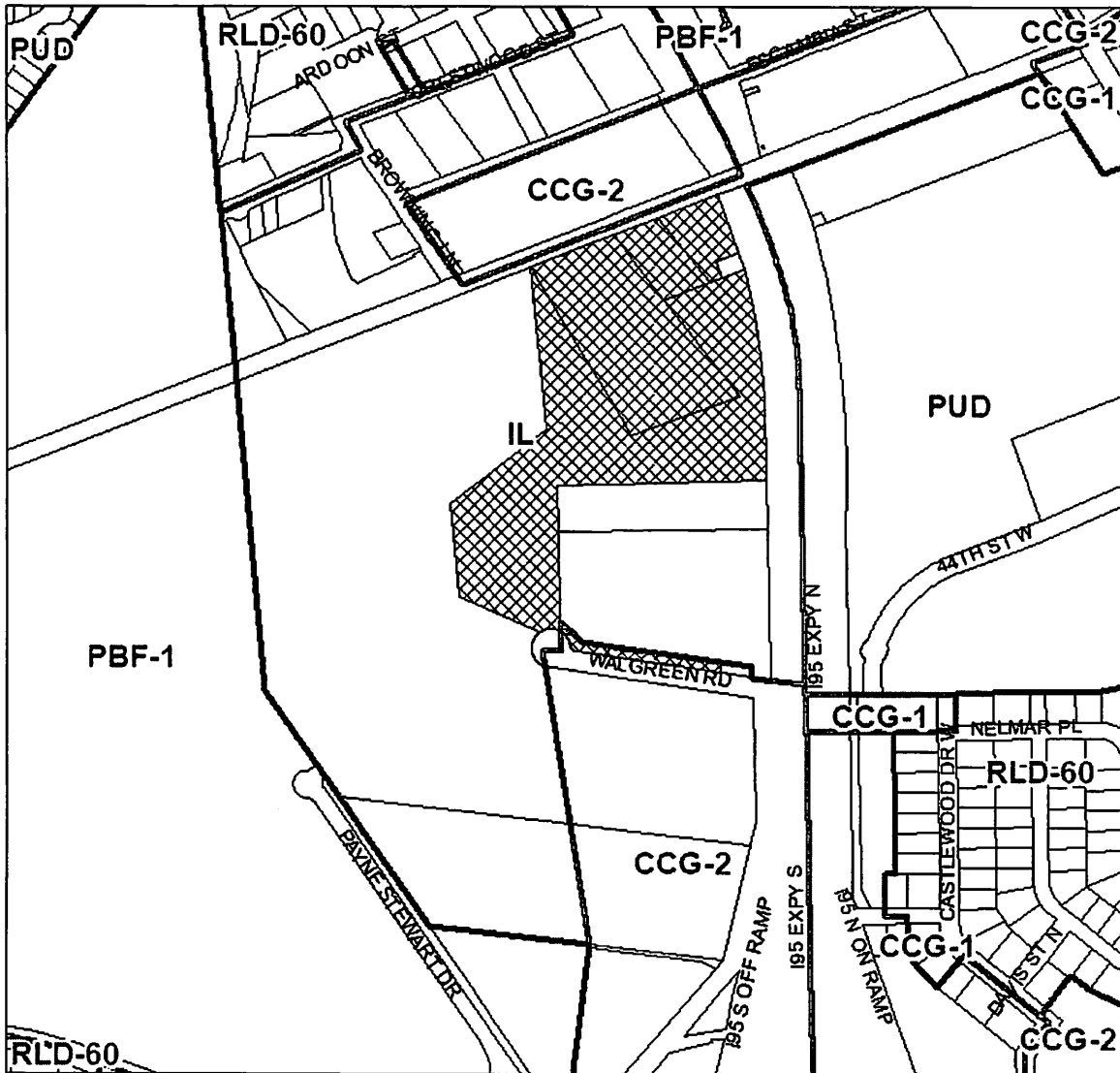
View of the Subject Site from Walgreen Road

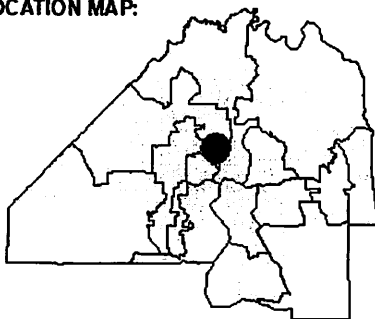
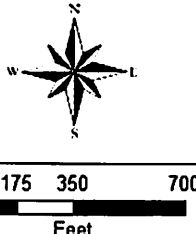


View of Walgreen Road Looking Toward the Entrance



Vacant School between the Subject Site and I-95



<p>REQUEST SOUGHT:</p> <p>FROM: IL & CCG-2</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER ORD-2022-0354</p>	<p>TRACKING NUMBER T-2021-3987</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Legal Map

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0354 **Staff Sign-Off/Date** CMC / 04/08/2022

Filing Date 05/06/2022 **Number of Signs to Post** 7

Meeting Dates:

1st City Council 06/14/2022 **Planning Commission** 06/09/2022

Land Use & Zoning 06/22/2022 **2nd City Council** N/A

Neighborhood Association 29TH & CHASE NEIGHBORHOOD ASSOCIATION 2ND MILE
MINISTRIES METRO GARDENS NHD ASSOCIATION METRO NORTH CDC MONCRIEF
IMPROVEMENT ASSOCIATION NORTHSIDE BUSINESS LEADERS CLUB NORTHWEST NORWOOD
NEIGHBORHOOD AS

Neighborhood Action Plan/Corridor Study 29TH AND CHASE

Application Info

Tracking # 3987 **Application Status** FILED COMPLETE

Date Started 12/28/2021 **Date Submitted** 12/29/2021

General Information On Applicant

Last Name	First Name	Middle Name
TRIMMER	CYNDY	

Company Name
DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC

Mailing Address
1 INDEPENDENT DRIVE, SUITE 1200

City	State	Zip Code
JACKSONVILLE	FL	32202

Phone	Fax	Email
48070185	904	CKT@DRIVERMCAFEE.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
N/A	N/A	

Company/Trust Name
JA-RU, INC.

Mailing Address
5150 BELFORT ROAD, BLDG. 100

City	State	Zip Code
JACKSONVILLE	FL	32256

Phone	Fax	Email

Last Name	First Name	Middle Name
N/A	N/A	

Company/Trust Name
SETZER FAMILY FOUNDATION, INC.

Mailing Address
650-12 OLD KINGS ROAD SOUTH

City	State	Zip Code
JACKSONVILLE	FL	32217

Phone	Fax	Email

Last Name DUBOW **First Name** LAWRENCE **Middle Name** J.

Company/Trust Name

Mailing Address
6730 EPPING FOREST WAY NORTH

City JACKSONVILLE **State** FL **Zip Code** 32217

Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 027243 5000	8	5	CCG-2,IL	PUD
Map 027241 0000	8	5	IL	PUD
Map 027242 0000	8	5	IL	PUD
Map 027243 0000	8	5	IL	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

LI

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 16.88

Development Number

Proposed PUD Name WALGREEN ROAD PUD

Justification For Rezoning Application

APPLICANTS REQUESTS THIS PUD REZONING TO FACILITATE RELOCATION OF THE SULZBACHER CENTER FROM ITS DOWNTOWN LOCATION. TO THAT END, THE PUD ALLOWS FOR A COMBINATION OF USES DESIGNED TO PROVIDE NEEDED ASSISTANCE TO THE HOMELESS AND OTHER AT-RISK POPULATIONS.

Location Of Property

General Location

WEST OF I-95 AND NORTH OF WALGREEN ROAD

House #	Street Name, Type and Direction	Zip Code
0	WALGREEN RD	32208

Between Streets

I-95 and WALGREEN ROAD

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

Exhibit 1 A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.

- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).
- Exhibit K** Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required SIGN(S) must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING.** (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**
 - 16.88 Acres @ \$10.00 /acre:** \$170.00
- 3) Plus Notification Costs Per Addressee**

EXHIBIT 1

LEGAL DESCRIPTION

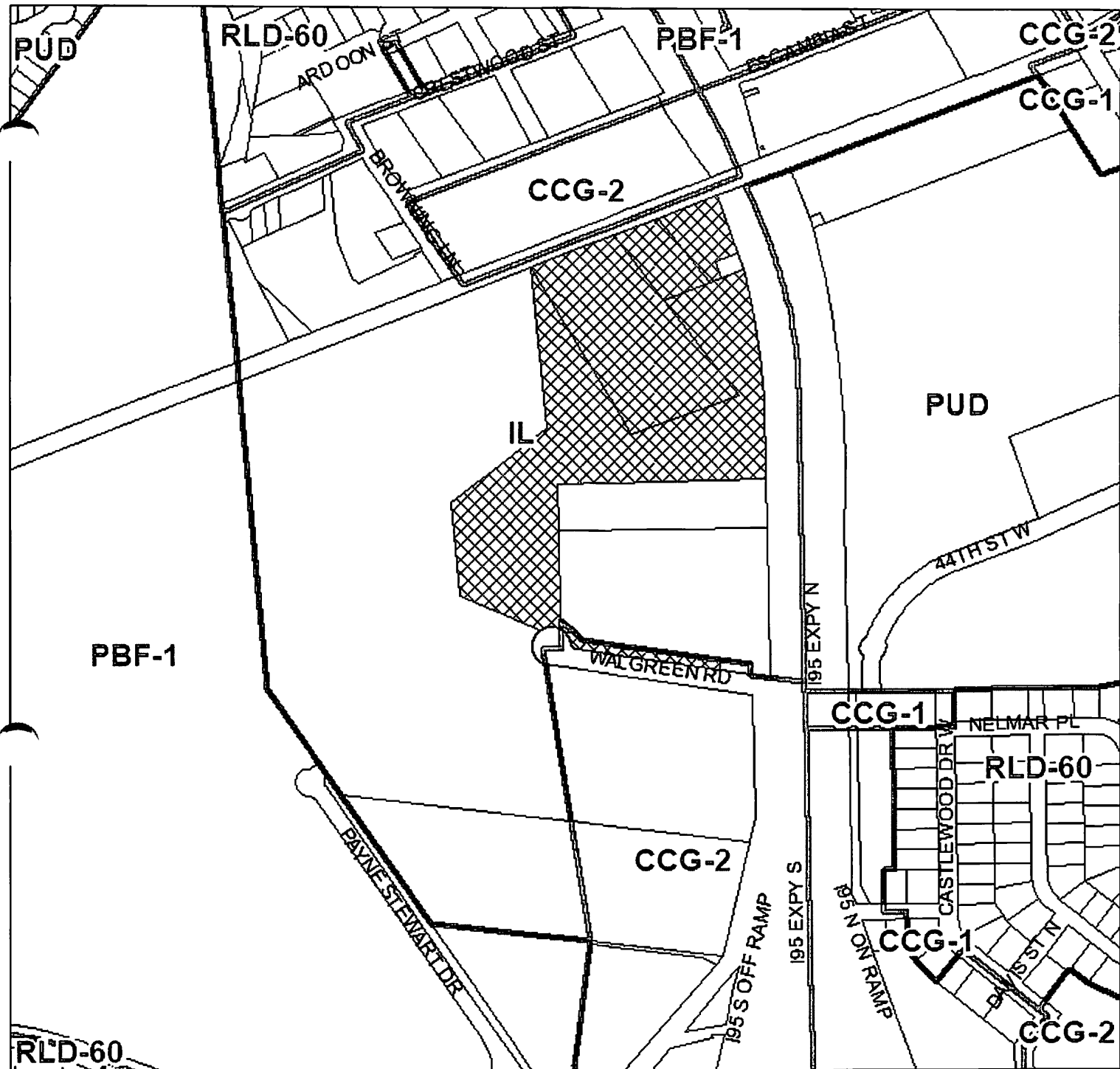
December 28, 2021

PARCEL "A"

ALL OF LOTS 9, 10, 11, 12 AND 13 AND A PART OF LOT 8, AS SHOWN ON THE PLAT OF HOLZHEY'S ESTATES, AS RECORDED IN PLAT BOOK 17, PAGE 7, TOGETHER WITH A PART OF THE CHARLES F. SIBBALD GRANT, SECTION 39, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD (A 60.0 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95 (A 250.0 FOOT RIGHT OF WAY AS NOW ESTABLISHED) SAID WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95 BEING A CURVE CONCAVE TO THE WEST AND HAVE A RADIUS OF 2739.79 FEET; THENCE AROUND AND ALONG SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95 SOUTH 19°57'47" EAST, 194.02 FEET (CHORD BEARING AND DISTANCE); THENCE SOUTH 72°35'20" WEST ALONG A LINE HEREINAFTER REFERRED TO AS REFERENCE LINE "A", 80.0 FEET; THENCE SOUTH 17°24'40" EAST, 50.0 FEET; THENCE NORTH 72°35'20" EAST ALONG A LINE HEREINAFTER REFERRED TO AS REFERENCE LINE "B", 80.0 FEET TO THE AFOREMENTIONED CURVED WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 95; THENCE AROUND AND ALONG SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95; THENCE SOUTH 09°44'40" EAST 681.46 FEET (CHORD BEARING AND DISTANCE); THENCE SOUTH 89°04'03" WEST ALONG A LINE HEREIN AFTER REFERRED TO AS REFERENCE LINE "C", 667.53 FEET THENCE SOUTH 00°55'57" EAST 441.10 FEET TO A POINT SITUATE IN A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 90.00 FEET; THENCE AROUND AND ALONG SAID CURVE SOUTH 45°22'51" EAST, 78.66 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET; THENCE AROUND AND ALONG SAID CURVE SOUTH 50°57'03" EAST, 20.89 FEET CHORD BEARING AND DISTANCE TO THE P.T. OF SAID CURVE; THENCE SOUTH 82°25'57" EAST, 443.57 FEET; THENCE SOUTH 00°55'57" EAST PARALLEL TO, AND WESTERLY OF SAID WESTERLY RIGHT OF WAY LINE OF WALGREEN ROAD (A 60.0 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 82°25'57" WEST, 448.05 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE OF WALGREEN ROAD TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET; THENCE AROUND AND ALONG SAID CURVE AND CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE OF WALGREEN ROAD NORTH 50°57'03" WEST, 52.22 FEET (CHORD BEARING AND DISTANCE) TO THE POINT OF REVERSE CURVE OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 84°46'05" WEST, 109.03 FEET; THENCE ALONG AND AROUND THE RIGHT OF WAY LINE OF SAID WALGREEN ROAD, AN ARC DISTANCE OF 136.78 FEET TO A POINT ON SAID CURVE; THENCE, DEPARTING SAID RIGHT OF WAY, NORTH 66°06'12" WEST, 310.42 FEET; THENCE NORTH 05°51'36" WEST 297.92 FEET; THENCE NORTH 52°30'52" EAST, 391.50 FEET; THENCE NORTH 05°52'12" WEST, 517.33 FEET TO A POINT SITUATE IN SAID SOUTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE

NORTH 68°44'04" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF THE SEABOARD
COASTLINE RAILROAD RIGHT OF WAY, 644.97 FEET TO THE POINT OF BEGINNING.

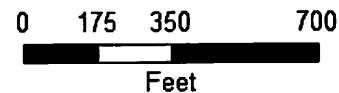
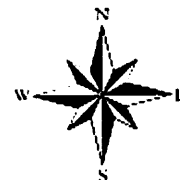
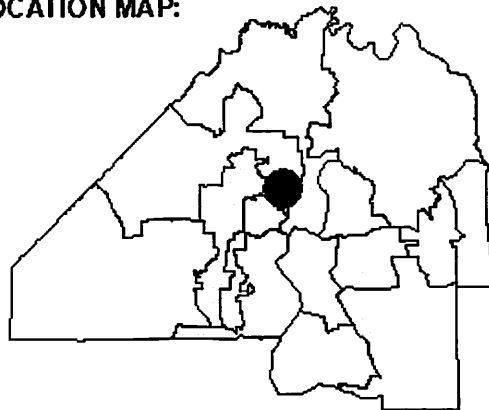


REQUEST SOUGHT:

FROM: IL & CCG-2

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

8

TRACKING NUMBER

T-2021-3987

**EXHIBIT 2
PAGE 1 OF 1**

PUD WRITTEN DESCRIPTION

WALGREEN ROAD PUD

MARCH 14, 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 16.88 acres of property located at 0 Walgreen Road and 0 I-95 Expressway South (RE#s 027243 5000, 027241 0000, 027242 0000, 027243 0000) as more particularly described in Exhibit 1 (the “Property”) from IL and CCG-2 to PUD to facilitate relocation of the Sulzbacher Center from its Downtown location. To that end, the PUD allows for a combination of uses designed to provide needed assistance to the homeless and other at-risk populations.

Currently, the Property is vacant and undeveloped. Applicant intends to use the Property to provide comprehensive services including affordable housing, homeless center uses as generally defined under the Zoning Code, healthcare, education and job training, and related facilities designed to meet the needs of the target population. The City of Jacksonville has enacted Ordinance 2022-0054-E, which approved the issuance of a development order for development of affordable housing on the Property.

The Property is bounded to the north by railroad tracks and I-95 to the east. Specifically, the surrounding area includes the following:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Uses</i>
North	LI, CGC	IL, CCG-2	Railroad tracks, Beyel Brothers (crane & rigging services)
East	LI	IL	I-95
South	LI	IL, CCG-2	Jacksonville Job Corps Center, Warehouse
West	LI	IL	Jacksonville Job Corps Center

B. Project name: Walgreen Road PUD.

C. Project engineer: PQH Group.

D. Project developer: I.M. Sulzbacher Center for the Homeless, Inc.

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

F. Current land use designation: LI.

G. Current zoning district: IL, CCG-2.

H. Requested zoning district: PUD.

I. Real estate numbers: 027243 5000, 027241 0000, 027242 0000, 027243 0000.

II. QUANTITATIVE DATA

- A. Total acreage: 16.88 acres.
- B. Maximum square feet of nonresidential uses: 350,000 square feet.

III. STATEMENTS

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

This PUD generally adopts IBP zoning regulations except as modified below:

- 1. The following are added as permitted uses:
 - a. Homeless center as generally defined under the Zoning Code.
 - b. Medical respite facilities.
 - c. Commercial retail sales and service establishments vertically or horizontally integrated with another permitted use.
 - d. Outdoor storage in conjunction with a permitted use.
- 2. Retail sales and service of alcoholic beverages has been omitted as a permissible use by exception.
- 3. Design guidelines are modified as follows:
 - a. Minimum lot area and width have been reduced to zero (0).
 - b. Parking is required at a minimum rate of one (1) space per one (1) unit as approved pursuant to City of Jacksonville Ordinance 2022-0054-E. For any other use, one (1) parking space per one thousand (1,000) gross square feet shall be provided. Such parking may be shared among uses with offsetting peak hours.
 - c. Separate loading spaces are not required provided that loading is conducted interior to the site.
 - d. Buffers required for an area of situational compatibility overlay zone are waived.

- 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 owners of the Property.

IV. USES AND RESTRICTIONS

- A. Permitted Uses:

1. Homeless center as generally defined under the Zoning Code, meaning a facility providing sleeping accommodations, personal hygiene, laundry and food services on a short and long term basis for individuals and families. Other services which may also be provided include, but are not limited to, counseling, health care services, substance abuse outpatient services, behavioral health clinics, mobile health unit parking stations, child care and adult care centers, employment services, educational instruction, and other ancillary uses such as an entertainment room for individuals and families at the homeless center.
 2. Commercial retail sales and service establishments vertically or horizontally integrated with another permitted use.
 3. Outdoor storage in conjunction with a permitted use.
 4. Medical and dental or chiropractor offices and clinics and medical respite facilities, including but not limited to, pharmacies in conjunction with such offices, clinics and facilities.
 5. Hospitals.
 6. Professional offices.
 7. Business offices.
 8. Banks (including drive-thru tellers) loan companies, mortgage brokers, stockbrokers and similar financial institutions.
 9. Union halls.
 10. Warehousing.
 11. Wholesaling, distribution, manufacturing, fabrication, assembling of components, printing and similar uses.
 12. Manufacturer's agents and display rooms and offices of building trades contractor.
 13. Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
 14. Vocational, technical, business, trade or industrial schools and similar uses, including but not limited to, industrial training kitchens.
 15. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
 16. Off-street parking lots, structured parking and parking garages.
- B. Permitted accessory uses: See Section 656.403.
- C. Permissible uses by exception:
1. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.

2. Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
3. Animal hospitals, veterinary clinics, animal boarding places, dog parks.
4. Fitness centers.

V. DESIGN GUIDELINES

A. Lot requirements:

1. Minimum lot width and area: None.
2. Maximum lot coverage by all buildings and structures: Sixty-five percent (65%) with impervious surface ratios as required by Section 654.129.
3. Minimum building setback:
 - a. Front – twenty (20) feet.
 - b. Side – ten (10) feet.
 - c. Rear – ten (10) feet.
4. Maximum height of structures: Thirty-five (35) feet; provided, however, height may be unlimited where all required yards are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of thirty-five (35) feet.

B. Ingress, egress and circulation:

1. Parking requirements: Parking is required at a minimum rate of one (1) space per one (1) unit of affordable housing as approved pursuant to City of Jacksonville Ordinance 2022-0054-E. For any other use, one (1) space per one thousand (1,000) square feet of gross floor area shall be provided. There shall be no maximum restriction on the number of parking spaces provided. Parking may be provided in surface lots, structured parking facilities or garages and can be shared by uses with offsetting peak hours. Loading spaces for manufacturing or warehouse use shall be provided as required by Part 6 of the Zoning Code. For all other uses, separate loading spaces are not required; provided, however, that loading must be conducted on site and not within a public right of way. Bicycle parking shall be provided as required under Part 6 of the Zoning Code.
2. Vehicular access: Vehicular access to the Property shall be by way of Walgreen Road substantially as shown in the Site Plan. The final location of all access points and internal driveways are subject to the review and approval of the Development Services Division.
3. Pedestrian access: Pedestrian access shall be provided as required by the 2030 Comprehensive Plan.

- C. Signs: Signage on the Property shall be consistent with the provisions of Part 13 of the Zoning Code for the IBP zoning district.
- D. Landscaping: Landscaping on the Property shall be provided as required by Part 12 of the Zoning Code. Buffer requirements for an area of situational compatibility overlay zone are waived to the extent they exceed the uncomplementary buffer standards set forth in Section 656.1216.
- E. Lighting: Project lighting on the Property 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: Recreation and open space shall be provided on the Property 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 Property. Water, sanitary sewer, and electric will be provided by JEA.
- H. Wetlands: Any development on the Property which would impact wetlands will be permitted in accordance with local, state, and federal requirements.

II. 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 PUD allows for a variety of uses designed to assist at-risk populations and adopts site-specific design guidelines to maximize the efficient allocation of uses throughout the Property.
- 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 area. The overall purpose of the PUD is consistent and compatible with the Jacksonville Job Corps Center to the west of the Property, and the variety of uses, including the anticipated one hundred thousand (100,000) square foot manufacturing plant, is consistent with the general area.
- 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. Goal 1 of the Future Land Use Element of the 2030 Comprehensive Plan – To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat of health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
2. 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.
3. 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.
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 1.1.13 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan controlled zoning such as Planned Unit Developments (PUDs), TODs or TNDs for all mixed and multi-use projects and conforming with the following criteria:
 - a. The type of land uses(s), density, and intensity is consistent with the provisions of the land use category, particularly the category’s predominant land use;
 - b. The proposed development is in conformity with the goals, objectives, policies, and operative provisions of this and other elements of the 2030 Comprehensive Plan; and

- c. The proposed development is compatible with surrounding existing land uses and zoning.
6. 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.
7. Policy 1.1.24 of the Future Land Use Element of the 2030 Comprehensive Plan – The City will encourage new development to locate in the Urban Core, Southwest, North, and Northwest planning districts through such measures as economic incentives, greater marketing assistance, etc.
8. 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.
9. Policy 3.1.6 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the of the City's households as described in the Housing Element.
10. Objective 1.2 of the Housing Element of the 2030 Comprehensive Plan – The City shall increase the availability of affordable housing by assisting the private sector in reducing the cost of providing a diverse housing stock and in rehabilitating housing, which is affordable and available to all socioeconomic groups and special needs households, in order to ensure that approximately 19,000 additional dwelling units shall be added to the housing stock by 2030 to meet the needs of low and very low income households. The above needed dwelling units are based on the assumption that the ratio of low and very low income households remains constant at 37% of the total households. The number of affordable units provided will be higher if this ratio increases, and lower if the ratio decreases.
11. Policy 1.2.2 of the Housing Element of the 2030 Comprehensive Plan – The City shall continue to offer incentives to encourage the private sector to provide more housing in price ranges accessible to very low, low, and moderate income families.

12. Objective 1.3 of the Housing Element of the 2030 Comprehensive Plan – The City shall ensure that Land Development Regulations allow for the provision of sites for low and moderate income housing, manufactured homes, elderly housing, and group homes, in an amount equal to the needs indicated in Objective 1.2, utilizing both new locations and in-fill sites.
13. Policy 1.3.2 of the Housing Element of the 2030 Comprehensive Plan – The City shall facilitate the availability of housing for low and moderate income families by:
 - a. Increasing home ownership for low and moderate income families;
 - b. Renovating existing dwelling units for affordable rental units;
 - c. And building new affordable rental units.

Such funding sources as HOME, Community Development Block Grants (CDBG), State Housing Initiatives Partnership Program (SHIP), and private funding will be employed.

III. PUD REVIEW CRITERIA

- A. **Consistency with the Comprehensive Plan:** The PUD is consistent with the LI land use category of the 2030 Comprehensive Plan which permits IBP uses as a secondary zoning district. The residential use components are specifically authorized by section 125.01055, Florida Statutes, which permits the development of housing that is affordable on any parcel designated for industrial use. Notably, the proposed development satisfies numerous objectives of the 2030 Comprehensive Plan focused on developing housing options for targeted segments of the population as detailed above.
- B. **Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency and Mobility Management System applicable to the Property.
- C. **Allocation of Residential Land Use:** Section 125.01055, Florida Statutes, specifically authorizes approval of the development of housing that is affordable on any parcel designated for industrial use. The City of Jacksonville has enacted Ordinance 2022-0054-E, which approved the issuance of a development order for development of affordable housing on the Property.
- D. **Internal Compatibility:** The PUD provides an integrated design and compatible uses within the Property. Specifically, PUD calls for a mixed-use project incorporating a multitude of comprehensive services designed to assist at-risk populations.
- E. **External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses. The overall purpose of the PUD is consistent and compatible with the Jacksonville Job Corps Center to the west of the Property, and the variety of uses, including the anticipated one hundred thousand (100,000) square foot manufacturing plant, is consistent with the general area.
- F. **Maintenance of Common Areas and Infrastructure:** All areas will be maintained by its respective owner.

- G. **Usable Open Spaces, Plazas, Recreation Areas:** The PUD is consistent with the 2030 Comprehensive Plan.
- 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 PUD provides sufficient parking to meet the unique population and demands of the uses contemplated herein.
- K. **Storm Water Retention:** The Property will feature adequate on-site stormwater retention.
- L. **Sidewalks, Trails, and Bikeways:** The PUD will provide sufficient pedestrian access as required by the 2030 Comprehensive Plan.

EXHIBIT F

Land Use Table

Total gross acreage	<u>16.88</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	<u> </u> Acres	<u> </u> %
Total number of dwelling units	<u> </u> D.U.	
Multiple family	<u>16.88</u> Acres	<u>100</u> %
Maximum number of dwelling units	<u>675</u> D.U.	
Mixed-use commercial, office, institutional, industrial	<u>16.88</u> Acres	<u>100</u> %
Other land use	<u> </u> Acres	<u> </u> %
Active recreation and/or open space	<u> </u> Acres	<u> </u> %
Passive open space	<u> </u> Acres	<u> </u> %
Public and private right-of-way	<u> </u> Acres	<u> </u> %

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.



Availability Letter

Kati Johnston

12/28/2021

Driver McAfee Hawthorne & Diebenow

1 Independent Drive

Jacksonville, Florida 32202

Project Name: Sulzbacher Enterprise Village

Availability #: 2021-6089

Attn: Kati Johnston

Thank you for your inquiry regarding the availability of Sewer,Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

... summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development_reference_materials/

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

Sincerely,

Susan West
westsr@jea.com
(904) 665-7980

Availability Number: 2021-6089

Request Received On: 12/28/2021

Availability Response: 12/28/2021

Prepared by: Susan West

Expiration Date: 12/28/2023

Project Information

Name: Sulzbacher Enterprise Village

Address: 0 WALGREEN RD, JACKSONVILLE, FL 32209

County: Duval County

Type: Sewer,Water

Requested Flow: 179365

Parcel Number: 027243 5000, 027241 0000, 027242 0000, 027243 0000

Location:

Description: Mixed use development featuring 60,000 square feet of apartment housing, 45,000 square feet healthcare offices, 60,000 square feet of administrative offices and short term housing, 7,800 square feet of training/educational facilities, and 100,000 square feet of industrial/manufacturing space and an adjacent retention pond.

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 8 inch water main along Walgreen Rd

Connection Point #2:

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Grid: Buckman

Connection Point #1: Existing 18 inch gravity sewer main on Stuart Street at the intersection of Stuart St and 28th St
W

Connection Point #2:

Connection to the JEA-owned sewer system for your project will require the design and

Sewer Special Conditions: construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.).

Reclaimed Water

Connection

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

General Conditions: Point of connection location(s) to be field verified by developer during project design. If needed, a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal. Any food service establishment or commercial/institutional kitchen that is connected to the JEA sewer system is required to participate in the FOG program. Please contact 665-7404 for additional information. Industrial effluent and/or process water may require pretreatment prior to discharge to JEA facilities. Please coordinate with JEA Industrial Pretreatment at 904-665-5326 or ip@jea.com.

Request As-Built drawings and/or GIS maps by going to Step 1 in Sages. Request a Hydrant Flow Test by going to Step 1 in Sages. Request a Development Meeting with Subsequent steps you need the water/wastewater team by going to Step 2 in Sages. If you need representative from to take to get service: the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application. Submit your plans for water/waste water review by Step 2 in Sages.