

PUD WRITTEN DESCRIPTION
1000 RIVERSIDE PUD
April 24, 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 1.9 acres of property to permit infill development on property at 1000 and 860 Riverside Avenue and 1049 May Street (RE#s 090198 0000, 090204 0010, and 090211 0000) 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 Urban Priority Development Area, and is zoned PUD pursuant to Ordinance 2017-010-E (the “Existing PUD”). The Property is also located within the Urban Transition Area (“UTA”) of the Riverside Avondale Zoning Overlay.

The Property, built in 1963, consists of a nine (9) story mixed-use building with a restaurant on the ground floor and rooftop and office uses on the second through eighth floors identified as “1000 Riverside” on the Site Plan (the “Existing Building”). Surface parking currently serves the development. This PUD and the companion CGC land use amendment are filed to permit a mixed-use retail and hotel building identified as “Hotel Program” on the Site Plan (the “Proposed Building”) to meet the growing tourism and commercial needs of the Riverside and Brooklyn neighborhoods. As part of this infill development, integrated structured parking (the “Parking Garage”) is provided to increase the amount of parking onsite to accommodate the Existing and Proposed Buildings as well as provide additional public parking. 860 Riverside Avenue will continue as a surface parking lot until such time that it is developed consistent with this PUD.

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	CRO / PUD (2014-304)	Office / surface parking
East	RPI	CRO / PUD (2019-550)	Garden club of Jacksonville
South	RPI	CRO	Office
West	RPI	CRO / PUD (1992-1015)	Multi-family

- B. Project name: 1000 Riverside PUD.
- C. Project engineer: Envision Design + Engineering.
- D. Project architect: Kasper Architects + Associates.

- E. Project developer: Corner Lot Development.
- F. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- G. Current land use designation: RPI.
- H. Current zoning district: PUD (Ordinance 2017-010-E).
- I. Requested land use category: CGC.
- J. Requested zoning district: PUD.
- K. Real estate numbers: 090198 0000, 090204 0010, and 090211 0000.

II. QUANTITATIVE DATA

- A. Total acreage: 1.9 acres.
- B. The Existing Building: Seventy-eight thousand eighty (78,080) square feet of heated area.
- C. The Proposed Building:
 - 1. Maximum number of hotel rooms: One hundred twenty-five (125).
 - 2. Maximum amount of heated commercial square footage (non-hotel): 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 supplements the Existing PUD by permitting hotels and motels, commercial retail sales and service establishments, and clarifies that sidewalk cafes are permitted subject to compliance with the City's Ordinance Code. A minimum of two hundred seventy-one (271) parking spaces and one (1) loading dock shall be provided. Parking spaces may be located on a different lot or parcel than they are intended to serve. The following design accommodations are incorporated in this PUD to account for the proposed development program:

- 1. Setbacks are not required.
- 2. Maximum height is eighty-five (85) feet.
- 3. Screening in excess of three (3) feet is permitted.

4. Corner entrances are not required.
 5. The Parking Garage is not required to have enclosed commercial or civic floor space and may front May Street as depicted in the Site Plan without an intervening building or landscaped open space.
 6. Clarifies that the Hardscape Plaza identified on the Site Plan counts as public space pursuant to Section 656.399.33 and no other public space shall be required.
 7. The existing parking lot north of Post Street may remain in its current design.
 8. The Proposed Building and Parking Garage may exceed twenty thousand (20,000) square feet in building footprint.
 9. The Parking Garage is exempt from Sections 656.399.24(1) and 656.399.34(3) of the Zoning Code.
- B. Explanation of proposed deviations or waivers.

The additional uses permitted in this PUD are to promote a mix of uses on the Property. Parking is required to meet the needs of the proposed development as well as to provide additional parking for the public. Setbacks are not required to provide flexibility in design and to promote an urban environment; setbacks are still permitted under this PUD and are included in the Site Plan to accommodate outdoor dining along Post Street; the Existing PUD does not impose a maximum setback. The requested height is already permitted in the Existing PUD. Parking is programmed on the ground floor of the Parking Garage, in lieu of additional retail or landscaped open space, in order to meet the parking demands of the project as well as provide additional public spaces, which will ameliorate the parking demands of the surrounding area. Additionally, the Existing and Proposed Buildings have pedestrian-oriented retail / restaurant uses on the ground floor, such that May Street will still have street-front activation with the contemplated programming. The Hardscape Plaza will be a public space and will exceed the minimum requirement for twenty (20) square feet of public space per one thousand (1,000) square feet for the Proposed Building and Parking Garage. The existing parking lot conditions north of Post Street are adopted in this PUD to maintain the current look and appearance. The increased building footprint for the Proposed Building and Parking Garage is to account for the size of the Property as well as to permit interconnection between the two (2) structures. The Parking Garage requires design relief based on the shape of the Property and the planned development.

- 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:

1. Hotels and motels.
2. Commercial retail sales and service establishments.
3. Medical and dental office or clinics (but not hospitals).
4. Professional and business offices.
5. Multi-family dwellings.
6. Schools meeting the performance standards and development criteria set forth in Part 4.
7. Vocational, trade or business schools.
8. Colleges and universities.
9. Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4.
10. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
11. Libraries, museums and community centers.
12. Radio and television broadcasting studios and offices (subject to Part 15).
13. Banks without drive-through, savings and loan institutions, and similar uses.
14. Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters).
15. 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 four thousand (4,000) square feet.

16. Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
17. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
18. Community residential homes of up to six (6) residents meeting the performance standards and development criteria set forth in Part 4.
19. Hospice facilities.
20. Employment office (but not a day labor pool).
21. Restaurants, including the facilities for the sale and service of all alcoholic beverages for on-premises consumption only. Seating shall not exceed a capacity of four hundred thirty-five (435) for the restaurant in the Existing Building.
22. Permanent or restricted outside sale and service in conjunction with a restaurant, including sidewalk cafés subject to applicable ordinance codes.
23. Off-street parking lots including structured parking.

B. Permissible Uses by Exception:

1. Emergency shelter meeting the performance standards and development criteria set forth in Part 4.
2. Essential services meeting the performance standards and development criteria set forth in Part 4.
3. Day care centers meeting the performance standards and development criteria set forth in Part 4.
4. Home occupations meeting the performance standards and development criteria set forth in Part 4.
5. Drive-through facilities in conjunction with a permitted or permissible use or structure.
6. Private clubs.
7. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403 of the Zoning Code.
2. Interior apartments in connection with single-family, owner-occupied properties, meeting the applicable Riverside/Avondale performance standards and development criteria.
3. One free-standing garage apartment in connection with single-family, owner-occupied properties, meeting the applicable Riverside/Avondale performance standards and development criteria.

D. Limitations on Permitted or Permissible Uses by Exception:

1. No vehicles, other than passenger automobiles or trucks of not more than three-quarter-ton payload capacity or five thousand (5,000) pounds actual scale weight shall be used.

V. DESIGN GUIDELINES

A. Lot requirements:

1. Minimum lot width: None.
2. Minimum lot area: None.
3. Maximum lot coverage by all buildings: None.
4. Minimum yard requirements:
 - a. Existing Building: The yards for the Existing Building shall remain unchanged.
 - b. New Structures:
 - i. Front: None.
 - ii. Side: None.
 - iii. Rear: None.
5. Maximum height of structures:
 - a. The Existing Building: One hundred thirty (130) feet as measured from the finished floor; however, elevator structures, external stairwell, mechanical equipment, water closets, spires, cupolas, antennas, chimneys, open-air rooftop terrace area and associated appurtenances may be placed above the maximum heights provided for herein.

b. New Buildings: Eighty-five (85) feet.

c. Accessory Use Structures: Fifteen (15) feet, provided the structure may be higher for each three (3) feet of additional setback up to the height of the primary structure or the structure shall otherwise be required the same setbacks of the primary structure.

B. Building Design Requirements: The Proposed Building and Parking Garage shall comply with the design requirements of the Riverside / Avondale Zoning Overlay with the following exceptions:

1. The Proposed Building and the Existing Building will comprise approximately one hundred seventy-two (172) feet of the two hundred fifty (250) feet of frontage along Post Street. The Screen Walls identified on the Site Plan shall be counted toward meeting frontage requirements of Section 656.399.29 and may exceed three (3) feet in height. The Screen Walls shall not exceed twenty-five percent (25%) of the frontage.
2. Hotel and restaurant entrances on the Proposed Building may directly front May Street as depicted in the Site Plan.
3. The Parking Garage is not required to have enclosed commercial or civic floor space and may front May Street as depicted in the Site Plan without an intervening building or landscaped open space.
4. The Hardscape Plaza identified on the Site Plan, which is approximately five thousand (5,000) square feet, shall count as public space pursuant to Section 656.399.33 and no other public space shall be required.
5. The existing parking lot north of Post Street may remain in its current design or may be developed consistent with this PUD.
6. The Proposed Building and Parking Garage may exceed twenty thousand (20,000) square feet building footprint and may be setback according to this PUD.
7. The Parking Garage is exempt from Sections 656.399.24(1) and 656.399.34(3) of the Zoning Code.

C. Ingress, Egress and Circulation:

1. *Parking Requirements.* A minimum of two hundred seventy-one (271) parking spaces and one (1) loading dock shall be provided. Parking spaces may be located on a different lot or parcel than they are intended to serve.

2. *Vehicular Access.* Vehicular access to the Property shall be by way of May Street, Post Street, and Riverside Avenue, as conceptually shown on the Site Plan.
 3. *Pedestrian Access.* As required by City regulations.
- D. 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 the below provisions which were adopted as part of the Existing PUD:

Existing Building Signage:

1. Applicant may refinish the existing monument sign located at the corner of Riverside and Post streets together with the wall sign located on the north / west face of the building on the first level of the building façade. Each sign shall maintain non-internally illuminated signage which shall be replaced with like lettering identifying the proposed restaurant use defined in this PUD. The existing sign area shall not be increased or relocated from the current physical positions or orientation. Any illumination shall be provided with appropriately scaled up-lighting at each location.
2. One nonilluminated, backlit or externally illuminated monument sign not exceeding a maximum of 24 square feet in area and 5 feet in height is permitted along May Street.
3. One building identification sign not exceeding 575 square feet shall be permitted on the Riverside Avenue side of the building, and one building identification sign not exceeding 300 square feet shall be permitted on the Post Street side of the building, located above the seventh floor. The new building identification sign on the Post Street side of the building shall not be internally illuminated.
4. One two-sided projecting (blade) sign not exceeding 60 square feet on the northeast corner of the building, having a minimum clearance of 8 feet over the adjacent sidewalk or other grade. The blade sign shall not be internally illuminated.
5. Wall, projecting, marquee, or awning signs shall be clearly integrated with the architecture of the building and shall be consistent in design and materials with the architecture of the proposed building. The use of internal illumination is prohibited.
6. Window Signage shall be limited to 20 percent of one windowpane per storefront and permitted in the restaurant use only.
7. Signs located on the interior of a structure, but visible from the exterior of the building, are permitted and are not charged against the maximum allowable signage area if such signs are not physically attached or painted to the window and do not obscure more than ten percent of ground floor street side building transparency.

The ten percent is not to exceed total glass area calculated for both unattached and temporary window signs.

8. Temporary Signs can take the form of banners, window graphics, or as cards integrated with a window display. Temporary signs are permitted on the interior of the business establishment only and shall be no more than five square feet of text and shall not exceed ten square feet in size and no more than ten percent of ground floor street side building transparency. Temporary signs shall not be displayed more than 30 days in a calendar year.
9. Menu Boards. One menu board shall be allowed per street address. Menu boards shall not exceed 4 square feet in size (sign and copy area is calculated on one side only) and shall be positioned so as to be adjacent to that restaurant or business listed on the board and information on that board shall advertise exclusively the goods and services of that business and be placed in a manner which is clearly visible to pedestrian traffic. Said menu boards shall not be placed in the City right-of-way without permission from the City Engineer. All menu boards shall be removed at the end of each business day.
10. Restaurant Menu Box Signs shall be located in a permanently mounted display box on the surface of the building within eight feet to the entry. The allowable area for restaurant menu signs shall be a maximum of four-square feet and shall not be included in the calculation of allowable copy area.
11. Street art signs shall be permitted by meeting the following standards:
 - a. Street art shall be counted toward the maximum allowable copy area; the square footage of the street art shall be calculated by multiplying the greatest width by the greatest height of the object.
 - b. The maximum sign area per street art sign is eight square feet. Sign and copy area is calculated on one side only.
 - c. One piece of street art shall be allowed per street address. A minimum storefront width of 20 feet is required to be permitted street art.
 - d. The street art shall not encroach into the right-of-way more than two feet and shall not be placed in the right-of-way without a encroachment permit as required by Chapter 61. Street art shall not be secured to the tree guards or tree grates or disturb the sidewalk pavement within the right-of-way.
 - e. Street art shall be removed at the end of the business day.
 - f. Street art shall be located in the front of the business and address named on the sign permit and advertise that business exclusively.

- g. The applicant may have one street art piece or a menu board, but not both.
- E. Landscaping: The Property shall be developed as depicted on the Site Plan attached as Exhibit E. With regard to the small parking lot at the corner of Riverside Avenue and Post Street, so long as it remains a surface parking lot, a three (3) foot landscape buffer to include a two (2) to three (3) foot continuous hedge (not including the drive way) shall be required along the Post Street side of the lot, and a four (4) foot landscape buffer to include a two (2) to three (3) foot continuous hedge shall be required along the Riverside Avenue side of the lot.
- F. Recreation and Open Space: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.
- G. 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.
- H. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- I. Modifications: The Site Plan is conceptual in nature and subject to change. 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.

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.** Although not currently contemplated, this PUD permits multi-family uses which must meet the CGC land use category requirements.
- D. **Internal compatibility.** The Site Plan conceptually depicts access and circulation within the site. Access to the site is available from May Street, Post Street, and Riverside Avenue. Location of the access points shown on the Site Plan as well as final design of the access points are subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- E. **External compatibility / Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. The proposed hotel use will be an amenity to the community and encourage tourism in the area, serving as a magnet to draw visitors to local establishments in the community. The Riverside neighborhood is one of the premier areas in Jacksonville for restaurant and retail uses, and the hotel and restaurant will provide additional foot traffic and establishments for locals and tourists to enjoy.
- 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.** A minimum of two hundred ninety-five (295) parking spaces and one (1) loading dock shall be provided. Parking spaces may be located on a different lot or parcel than they are intended to serve.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.
- K. **Riverside/Avondale Overlay Criteria.**
 - 1. Whether the proposed rezoning is consistent with the Riverside/Avondale Zoning Overlay District and the historic district regulations;

This PUD is consistent with the Riverside/Avondale Zoning Overlay District and historic district regulations by outlining the development program and permitting a mix of uses supportive of the established neighborhood fabric.

2. Whether the rezoning will negatively affect or alter the character of the character area or corridor;

The PUD is consistent with the Riverside Avondale Zoning Overlay plan for the UTA. The overlay provides that the UTA should be a predominantly mixed-use category primarily for commercial, office and multi-family residential uses.

3. Whether the rezoning and subsequent future development would result in the destruction of natural resources such as wetlands, protected trees or exceptional specimen trees; and

This PUD will not result in the destruction of natural resources. The Property is developed with a high-rise office building and surface parking lots. The proposed infill structures will be a more efficient utilization of the land.

4. Whether the rezoning would have a negative affect on any contributing structures within the Riverside Avondale historic district, as defined in Section 656.399.17, historic landmark or landmark site.

The Property is located outside of the Riverside Avondale historic district. The Property's Riverside Avenue frontage is largely maintaining its current condition, such that there will be no effect to the Garden Club of Jacksonville, which is a historic landmark.

EXHIBIT F

Land Use Table

Total gross acreage	<u>1.9</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> </u> Acres	<u> </u> %
Total number of dwelling units	<u> </u> D.U.	
Commercial	<u>1.9</u> Acres	<u>100</u> %
Industrial	<u> </u> Acres	<u> </u> %
Other land use (Hospital and related uses)	<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.