

## PUD WRITTEN DESCRIPTION

### THE PHOENIX ARTS + INNOVATION DISTRICT PUD

February 10, 2023

#### I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #s: 044910-0000; 044911-0000; 044912-0000; 044914-0000; 044931-0000; 044936-0000; 044938-0005; 044941-0010; 044941-0060; 044942-0000; & 055295-0000; 044932-0000; 044922-0000; 044925-0000; 044926-0000; 044927-0000; 044928-0000; 044929-0000; 044921-0000; 044919-0000; 044920-0000; 044930-0000
- B. Land Use Designation: LI, MDR
- C. Current Zoning Districts: IL, IBP, RMD-B & PUD
- D. Proposed Zoning District: PUD

#### II. SUMMARY AND PURPOSE OF THE PUD/PLAN CONSISTENCY

The Applicant proposes to rezone approximately 8.09 acres of property from Industrial Light (“IL”), Industrial Business Park (“IBP”), Residential Medium Density-B (“RMD-B”) and Planned Unit Development (“PUD”) to PUD. The property consists of multiple parcels generally bounded on the west by North Main Street, on the east by Liberty Street, on the north by 15<sup>th</sup> Street East and on the south by the Norfolk Southern rail line, although three of the parcels are just south of the rail line. The parcels are more particularly described in the legal description attached to this Ordinance as **Exhibit “1”** (the “Property”). The Property is within the Urban Priority Development, Area within an area of Industrial Situational Compatibility, and is a designated as a Level 1 Economic Distress Area. Additionally, the parcel located at 2245 Main Street North (Re # 055295-0000) is located within the Springfield Overlay District. The Property north of the rail line is located within a designated Opportunity Zone.

The Property as it exists today includes a mix of vacant warehouses and buildings along with a few open lots. As described below, the PUD zoning district is being sought for a unique infill redevelopment project that will feature a mix of commercial, entertainment, recreational, light industrial/warehouse, office and similar uses that will be developed in phases. The Applicant intends to file a land use amendment and a PUD modification at a later date to allow for residential uses throughout the PUD as well. The Applicant wishes to activate the Property by employing adaptive reuse concepts for many of the existing buildings and by providing outdoor entertainment, food and sports options to the surrounding community. When complete, the Property will incorporate the Emerald Trail for biking and similar forms of transportation and will include multiple pedestrian corridors with a goal of approximately forty (40%) percent of the Property being open/green space.

The Property is located within the “Warehouse District” of the Urban Core Vision Plan (the “Plan”) adopted in June of 2010. The five guiding principles set out in the Plan are: (1) capitalize on the Urban Core’s uniqueness; (2) promote mixed-use/mixed income redevelopment and infill; (3) provide a variety of transportation choices; (4) provide for economic growth; and (5) expand, protect and enhance open space. The PUD furthers the goals of the Plan and aligns with the vision for the Warehouse District which is to connect Springfield with Main Street by adapting and re-purposing the existing warehouses, surplus industrial buildings and vacant lots with a vibrant mixed-use development that will serve the Urban Core and beyond.

Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Uses</u>
South	LI, PBF, MDR	IL, IBP, RMD-S, CCG-S, PBF-1	Springfield Middle School, warehouse/storage, vehicle repair, multi-family & single family residential
East	LI, HI	IL, IH	Warehouse/storage, light manufacturing, rail lines
North	LI, MDR	RMD-B, IBP, PUD, CCG-2	Multi-family and single family residential, commercial/retail
West	CGC, MDR	PBF-1, CCG-S, CCG-2	Andrew A. Robinson Elementary School, grocery store, warehouse/storage, light manufacturing, retail/convenience

### **III. DESCRIPTION OF PERMITTED USES**

#### **A. PUD Conceptual Site Plan**

This section of the Written Description addresses items required in Section 656.341(c)(2)(ii) of the Zoning Code: Permitted Uses and Structures, Permitted Accessory Uses and Structures, Minimum Lot Requirements (width/density/area), Maximum Lot Coverage of all Buildings and Structures, Minimum and/or Maximum Yard Requirements, and Maximum Height of Structures.

As shown on the Site Plan, the PUD proposes development of multiple interconnected parcels. The parcels are labeled as either “A,” “B,” or “A/B” which indicates the types of uses permitted on each parcel. The Site Plan shows the proposed PUD including access points and other features

of the proposed development. The configuration of the development as depicted on the Site Plan is conceptual and revisions to the Site Plan, including the internal pedestrian circulation, may be required as the proposed development proceeds through final engineering (where required) and site plan review, subject to review and approval of the Planning and development Department.

**B. Parcels - Permitted Uses**

Within Parcels identified as “A”, the outdoor uses described below are permitted.

Within Parcels identified as “B”, the indoor uses described below are permitted.

Within Parcels identified as “A/B,” both the outdoor and indoor uses described below are permitted.

**C. Parcels Labeled “A” – Outdoor Uses**

*1. Permitted uses and structures.*

- a) Open space, green space, passive and active recreation space uses, including, but not limited to, reactional paths, trails, exercise courses, gardens, ponds, benches, picnic tables, shelters, informational displays, kiosks, viewing areas, observation decks, habitat enhancement devices such as birdhouses and bat houses, and associated community/ recreational structures.
- b) Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.
- c) Commercial retail sales and service establishments.
- d) Event spaces and similar commercial indoor and outdoor recreational, entertainment, retail and service facilities.
- e) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria of Part 4 of the Zoning Code.
- f) Art galleries, museums, community centers, music, photography, gymnastics, karate, yoga and martial arts studios, theaters, and similar uses.
- g) Temporary or permanent structures such as outdoor beer gardens, restaurants, markets, modular service facilities, and similar uses.

h) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4 of the Zoning Code. If the subject parcel is within the boundaries of the Springfield Overlay, the parking lot will comply with the Springfield performance standards and development criteria set forth in Section 656.369 of the Zoning Code.

i) Outside retail plant nurseries (but not landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity).

j) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

k) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

l) Outdoor restaurants or similar venues including those with sale and service of food, beer, wine, or liquor meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

m) An event, establishment or facility which includes the retail sale and service of beer, wine, or liquor for consumption on or off-premises, including permanent or restricted outside sales and service meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. The requirements of Sec. 656.805 of the Zoning Code are waived with regard to on-premises consumption.

n) Outdoor, rooftop or wall, farming, growing, hydroponic or similar facilities.

o) Fruit, vegetable, poultry or fish markets.

p) Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.

2. *Permissible Uses by Exception*

a) Recycling collection points meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

**D. Parcels Labeled “B” – Indoor Uses**

1. *Permitted uses and structures.*

- a) Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.
- b) Light manufacturing, processing (including food processing or butcher but not slaughterhouse), packaging or fabricating and assembling of components.
- c) Printing, publishing or similar establishments.
- d) Business and professional offices.
- e) Medical and dental or chiropractor offices and clinics.
- f) Service establishments catering to commerce and industry, including linen supply, laundry and drycleaning plants, freight movers, communications services, business machine services, hiring and union halls, employment agencies, sign companies.
- g) Vocational, technical, business, trade, art or industrial schools, artists/creatives studios and similar uses.
- h) Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
- i) Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.
- j) Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- k) Building trades contractors with outside storage yards and heavy construction equipment if storage, including heavy construction machinery, not within a completely enclosed building or structure, is visually screened by a six-foot fence or wall not less than 95 percent opaque.
- l) Veterinarians, animal boarding, and dog parks meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- m) Commercial retail sales and service establishments.

- n) Banks (including drive-thru tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions.
- o) Event spaces and similar commercial indoor and outdoor recreational, entertainment, retail and service facilities.
- p) Art galleries, museums, community centers, music, photography, gymnastics, karate, yoga and martial arts studios, theaters, and similar uses.
- q) Nursing homes, homes for the aged or orphans, assisted living facilities, independent living facilities, adult congregate living facilities (but not group care homes or residential treatment facilities) and similar facilities.
- r) Retail plant nurseries (including outside display but not landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity).
- s) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- t) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- u) Churches, including a rectory or similar use.
- v) Pharmacies and marijuana dispensaries.
- w) Single-family dwelling units, multifamily dwelling units, townhomes subject to Section 656.414 of the Zoning Code, and live-work lofts and units, if otherwise permitted by the applicable Comprehensive Plan Future Land Use Map category.
- x) Restaurants including those with outside sale and service of food, beer, wine, or liquor meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

- y) An establishment or facility which includes the production or retail sale and service of beer, wine, or liquor for consumption on or off-premises, including permanent or restricted outside sales and service meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. The requirements of Sec. 656.805 of the Zoning Code are waived with regard to on-premises consumption.
- z) Indoor farming, growing, hydroponic or similar facilities.
- aa) Fruit, vegetable, poultry or fish markets.
- bb) Nightclubs or lounges.
- cc) Hotels and motels.
- dd) Fitness centers.
- ee) Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.
- ff) An off-street commercial parking lot meeting the performance standards and criteria set forth in Part 4 of the Zoning Code, limited to that parcel with an address of 0 Market Street North, located in the southwest corner of 15<sup>th</sup> Street East and Market Street (RE # 044910-0000).

2. *Permissible Uses by Exception*

- a) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- b) Automated car washes or auto laundries.
- c) Recycling collection points meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- d) Private clubs.
- e) Billiard parlors.

3. *Lot and yard requirements for all parcels:*

- a) Minimum lot requirements (width and area).
  - (1) Width: None
  - (2) Area: None
- b) Maximum lot coverage by all buildings and structures. None.
- c) Minimum yard requirements.
  - (1) Front – None
  - (2) Side – None
  - (3) Rear – None
- d) Maximum height of structures. None

**E. Accessory Uses and Structures for All Parcels**

Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.

Dumpsters, propane tanks and similar appurtenances shall be kept behind substantially opaque enclosures composed of the same material and painted the same color as the principle use, such that the dumpster, propane tank, and similar appurtenances are screened from view from the surrounding roadways and adjacent properties. Utility tracts, maintenance areas, and loading/unloading zones shall be screened from surrounding roadways by landscaping and/or opaque fencing which is aesthetically compatible with other structures located on the Property.

**IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

**A. Access/Traffic Circulation**

Vehicular access to the parcels within the PUD will be as shown on the PUD Conceptual Site Plan. The PUD can also be accessed by bicycle and on foot via the Emerald Trail.

**B. Sidewalks, Trails, and Bikeways**

The PUD will consist of an integrated system of pedestrian walkways, sidewalks, and paths. This system will also incorporate the Emerald Trail which is envisioned to be located along the southern edge of the PUD. The Applicant will work with the City, Groundwork Jacksonville, Inc. and JTA upon a mutually agreeable trail location and design. The Owner, or its successors of assigns, shall grant all necessary easements to the City/Groundwork/JTA necessary to build and maintain the Emerald Trail.

**C. Recreation/Open Space/Landscaping/Landscaped Buffers**

This area currently has little to no green space. The goal of the PUD is to convert and utilize approximately forty (40%) of the Property as green/open space consisting of active and passive recreation areas, pocket parks, landscaped and tree walking paths, green space, wall and rooftop

gardens, and similar uses. Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Zoning Code, with the following additional and superseding provisions. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist.

**A. Signage**

The purpose of these sign criteria standards is to create a coordinated signage program that provides for directional communication in a distinctive and aesthetically pleasing manner while affording users the ability to install and utilize creative signage that incorporates artistic element which reflect the nature of the PUD and the buildings contained therein. All project identity and directional signs shall be architecturally compatible with the buildings or areas they represented.

1. *Development Identity Monument Signs – Overall Site: Development Identity Monument Signs – Overall Site:* This PUD permits up to four (4) Development Identity Monument Signs within the PUD which shall be utilized to identify the overall development. These signs may be single or double sided and externally or internally illuminated or non-illuminated. These Development Identity Monument Signs shall be generally located along North Main Street, Liberty Street, 14<sup>th</sup> Street East, and 15<sup>th</sup> Street East. The signs will not exceed thirty-three (33) feet in height and two hundred (200) square feet (each side) in area. The Development Identity Monument Signs shall all contain the project name and/or logo, and may contain the names and logos of the tenants.
2. *Individual Parcel/Use Identity Monument Signs:* One single or double sided, externally or internally illuminated or non-illuminated street or railroad frontage sign per lot, not exceeding one square foot for each linear foot of street or railroad frontage, per street/railroad, up to a maximum size of one hundred (100) square feet shall be permitted provided that no sign is closer than two hundred (200) feet from any other sign.
3. *Other Signs – Overall Site:*
  - a. Wall signs are permitted.
  - b. Wall murals shall be permitted and may include names and logos of the project and/or users within the PUD.
  - c. Under canopy/wall blade signs are permitted. One (1) under the canopy sign/wall blade sign per occupancy is permitted not exceeding a maximum of twenty (20) square feet in area per sign.
  - d. Awning signs are permitted: One (1) awning sign per occupancy is permitted. Awning graphics shall not exceed ten (10) square feet with a maximum letter height of eight (8) inches.
4. *Directional signs:* Directional signs for vehicles (handicapped, deliveries, no parking, directional, etc.) are permitted and shall be designed as a unified package.

Directional signs indicating major buildings, common areas, various building entries, etc. are permitted. The design of these signs should reflect the character of the use and may include the project logo and name. For predominately vehicle directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. For pedestrian directional signage, such signs shall be a maximum of twenty (20) square feet per side and a maximum of twelve (12) feet in height. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

5. *Real Estate & Construction Signs:* Real estate and construction signs of a maximum of forty-eight (48) square feet in area and twelve (12) feet in height are permitted.
6. *All signs – Overall Site:*
  - a. Because the PUD is an arts and innovation district, the identity and directional signs may reflect the creative nature of the area and/or the style of the buildings within the PUD.
  - b. Identity and directional signs may be located in structures or frames that are part of the architecture of a parcel. Accordingly, sign area for all such signs as well as wall, awning, and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.
  - c. Multiple tenants within one building or a series of buildings may be identified on a single sign. For signage purposes, the PUD is to be considered as a single development without regard to property ownership boundaries. Thus, individual parcels or lots which may own their sites in fee simple may have signage anywhere within the PUD even though such signage would otherwise be considered “off-site” pursuant to the Zoning Code.
7. *Temporary Banner Signs:* Temporary banner signs will be permitted not to exceed fifty (50) square feet in area. The banners shall be permitted to display logos and/or the name of the project and/or owner or developer and identify sales activities.
8. *Required Signage:* Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.

**D. Architectural Guidelines**

Buildings, structures, and signage shall be architecturally compatible and in keeping with the unique character of the Warehouse District.

**E. Modifications**

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

**F. Phasing**

The PUD will be developed in phases as the market dictates. It will begin with the creation of outdoor spaces and the rehabilitation of some of the buildings for creative, office and retail space.

**G. Parking, Loading & Bicycle Requirements**

There is limited parking on-site, with approximately 55 marked and unmarked spaces currently available. However, there are numerous on-street parking spaces available along with at least six (6) large surface parking lots available within two (2) blocks of the Property. Additionally, there are a number of JTA bus stops along Main Street near the Property.

Loading and trash removal will generally take place off-street at locations designated by the property owner(s) for such activities. The property owner(s) may request that the City designate certain on-street parking spaces for commercial vehicle use only with time limits.

Some portions of the Property may be used for parking and/or loading during different phases of the project. Such parking uses shall be exempt from the landscaping requirements for a period of five (5) years, except that any parcel which is immediately adjacent to a residentially zoned use or district will provide the required perimeter landscaping as set forth in Part 12 of the Zoning Code within one (1) year of the adoption of the PUD, excluding any otherwise required buffer wall.

Bicycle parking will be provided throughout the site in accordance with the requirements of Part 6 of the Zoning Code.

**H. Lighting**

To minimize the effects of site lighting on any residential properties adjacent to but outside of the Property, directional site lighting fixtures will be utilized along the Property boundaries where they are adjacent to residential properties in order to cast light downward onto the PUD site.

**I. Stormwater Retention**

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

**J. Utilities**

The Property is served by JEA.

V. **PRE-APPLICATION CONFERENCE**

A pre-application conference was held regarding this application on September 1, 2022.

VI. **JUSTIFICATION FOR THE PUD REZONING**

This PUD allows for infill mixed-use development that would not otherwise be permitted in a conventional zoning district. The PUD furthers the goals of the Urban Core Vision Plan and will revitalize a blighted area of downtown. Considering the urban nature of this site, the mixed use nature of the proposed development, and the mix of uses abutting the Property, the proposed uses set forth in the PUD are appropriate and compatible with abutting and nearby development.

VII. **PUD DIFFERENCES FROM USUAL APPLICATION OF ZONING CODE**

The PUD differs from the usual application of the zoning code in the following respects:

Element	Ordinance 2019-551-E/Zoning Code	Proposed PUD	Reasoning
<b>Permitted Uses</b>	Those set forth in Ord. 2019-551-E; Sec. 656.306 (RMD-B); Sec. 656.321 (IBP); Sec. 656.322 (IL)	<p><b>Parcels Labeled "A" – Outdoor Uses</b></p> <p>1. Permitted uses and structures.</p> <p>a) Open space, green space, passive and active recreation space uses, including, but not limited to, recreational paths, trails, exercise courses, gardens, ponds, benches, picnic tables, shelters, informational displays, kiosks, viewing areas, observation decks, habitat enhancement devices such as birdhouses and bat houses, and associated community/ recreational structures.</p> <p>b) Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.</p> <p>c) Commercial retail sales and service establishments.</p> <p>d) Event spaces and similar commercial indoor and outdoor recreational, entertainment, retail and service facilities.</p> <p>e) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria of Part 4 of the Zoning Code.</p> <p>f) Art galleries, museums, community centers, music, photography, gymnastics, karate, yoga and martial arts studios, theaters, and similar uses.</p> <p>g) Temporary or permanent structures such as outdoor beer gardens, restaurants, markets, modular service facilities, and similar uses.</p> <p>h) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4 of the Zoning Code. If the subject parcel is within the boundaries of the Springfield Overlay, the parking lot will comply with the</p>	To permit a wide variety and mix of uses consistent with the goals of the Urban Core Vision Plan.

		<p>Springfield performance standards and development criteria set forth in Section 656.369 of the Zoning Code.</p> <p>i) Outside retail plant nurseries (but not landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity).</p> <p>j) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.</p> <p>k) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>l) Outdoor restaurants or similar venues including those with sale and service of food, beer, wine, or liquor meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>m) An event, establishment or facility which includes the retail sale and service of beer, wine, or liquor for consumption on or off-premises, including permanent or restricted outside sales and service meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. The requirements of Sec. 656.805 of the Zoning Code are waived with regard to on-premises consumption.</p> <p>n) Outdoor, rooftop or wall, farming, growing, hydroponic or similar facilities.</p> <p>o) Fruit, vegetable, poultry or fish markets.</p> <p>p) Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.</p> <p><b>Parcels Labeled "B" – Indoor Uses</b></p> <p>1. Permitted uses and structures.</p> <p>a) Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.</p> <p>b) Light manufacturing, processing (including food processing or butcher but not slaughterhouse), packaging or fabricating and assembling of components.</p> <p>c) Printing, publishing or similar establishments.</p> <p>d) Business and professional offices.</p> <p>e) Medical and dental or chiropractor offices and clinics.</p> <p>f) Service establishments catering to commerce and industry, including linen supply, laundry and drycleaning plants, freight movers, communications services, business machine services, hiring and union halls, employment agencies, sign companies.</p> <p>g) Vocational, technical, business, trade, art or industrial schools, artists/creatives studios and similar uses.</p>	
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		<p>h) Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.</p> <p>i) Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.</p> <p>j) Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>k) Building trades contractors with outside storage yards and heavy construction equipment if storage, including heavy construction machinery, not within a completely enclosed building or structure, is visually screened by a six-foot fence or wall not less than 95 percent opaque.</p> <p>l) Veterinarians, animal boarding, and dog parks meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>m) Commercial retail sales and service establishments.</p> <p>n) Banks (including drive-thru tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions.</p> <p>o) Event spaces and similar commercial indoor and outdoor recreational, entertainment, retail and service facilities.</p> <p>p) Art galleries, museums, community centers, music, photography, gymnastics, karate, yoga and martial arts studios, theaters, and similar uses.</p> <p>q) Nursing homes, homes for the aged or orphans, assisted living facilities, independent living facilities, adult congregate living facilities (but not group care homes or residential treatment facilities) and similar facilities.</p> <p>r) Retail plant nurseries (including outside display but not landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity).</p> <p>s) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.</p> <p>t) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>u) Churches, including a rectory or similar use.</p> <p>v) Pharmacies and marijuana dispensaries.</p> <p>w) Restaurants including those with outside sale and service of food, beer, wine, or liquor meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>x) An establishment or facility which includes the production or retail sale and service of beer, wine, or liquor for consumption on or off-premises, including permanent or restricted outside sales and service meeting the performance standards and development criteria set forth in Part 4 of the</p>	
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		<p>Zoning Code. The requirements of Sec. 656.805 of the Zoning Code are waived with regard to on-premises consumption.</p> <p>y) Indoor farming, growing, hydroponic or similar facilities.</p> <p>z) Fruit, vegetable, poultry or fish markets.</p> <p>aa) Nightclubs or lounges.</p> <p>bb) Hotels and motels.</p> <p>cc) Fitness centers.</p> <p>dd) Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.</p> <p>ee) An off-street commercial parking lot meeting the performance standards and criteria set forth in Part 4 of the Zoning Code, limited to that parcel with an address of 0 Market Street North, located in the southwest corner of 15th Street East and Market Street (RE # 044910-0000).</p>	
<b>Uses Permissible by Exception</b>	Those set forth in Ord. 2019-551-E; Sec. 656.306 (RMD-B); Sec. 656.321 (IBP); Sec. 656.322 (IL)	<p><b>Parcels Labeled "A" – Outdoor Uses</b></p> <p>a) Recycling collection points meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p><b>Parcels Labeled "B" – Indoor Uses</b></p> <p>a) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>b) Automated car washes or auto laundries.</p> <p>c) Recycling collection points meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>d) Private clubs.</p> <p>e) Billiard parlors</p>	To control and limit the number and location of certain uses.
<b>Lot Requirements</b>	Those set forth in Ord. 2019-551-E; Sec. 656.306 (RMD-B); Sec. 656.321 (IBP); Sec. 656.322 (IL)	<p>Lot and yard requirements for all parcels:</p> <p>a) Minimum lot requirements (width and area).  (1) Width: None  (2) Area: None</p> <p>b) Maximum lot coverage by all buildings and structures. None.</p> <p>c) Minimum yard requirements.  (1) Front – None  (2) Side – None  (3) Rear – None</p> <p>d) Maximum height of structures. None</p>	To permit flexibility in the development of the proposed mixed-use project.
<b>Signage</b>	Those set forth in Ord. 2019-551-E & Part 13, Zoning Code	The purpose of these sign criteria standards is to create a coordinated signage program that provides for directional communication in a distinctive and aesthetically pleasing manner while affording users the ability to install and utilize creative signage that incorporates artistic element which reflect the nature of the PUD and the buildings contained therein. All project identity	To permit signage consistent with the proposed mixed use development.

		<p>and directional signs shall be architecturally compatible with the buildings or areas they represented.</p> <p>1. Development Identity Monument Signs – Overall Site: Development Identity Monument Signs – Overall Site: This PUD permits up to four (4) Development Identity Monument Signs within the PUD which shall be utilized to identify the overall development. These signs may be single or double sided and externally or internally illuminated or non-illuminated. These Development Identity Monument Signs shall be generally located along North Main Street, Liberty Street, 14th Street East, and 15th Street East. The signs will not exceed thirty-three (33) feet in height and two hundred (200) square feet (each side) in area. The Development Identity Monument Signs shall all contain the project name and/or logo, and may contain the names and logos of the tenants.</p> <p>2. Individual Parcel/Use Identity Monument Signs: One single or double sided, externally or internally illuminated or non-illuminated street or railroad frontage sign per lot, not exceeding one square foot for each linear foot of street or railroad frontage, per street/railroad, up to a maximum size of one hundred (100) square feet shall be permitted provided that no sign is closer than two hundred (200) feet from any other sign.</p> <p>3. Other Signs – Overall Site:</p> <p>a. Wall signs are permitted.</p> <p>b. Wall murals shall be permitted and may include names and logos of the project and/or users within the PUD.</p> <p>c. Under canopy/wall blade signs are permitted. One (1) under the canopy sign/wall blade sign per occupancy is permitted not exceeding a maximum of twenty (20) square feet in area per sign.</p> <p>d. Awning signs are permitted: One (1) awning sign per occupancy is permitted. Awning graphics shall not exceed ten (10) square feet with a maximum letter height of eight (8) inches.</p> <p>4. Directional signs: Directional signs for vehicles (handicapped, deliveries, no parking, directional, etc.) are permitted and shall be designed as a unified package. Directional signs indicating major buildings, common areas, various building entries, etc. are permitted. The design of these signs should reflect the character of the use and may include the project logo and name. For predominately vehicle directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. For pedestrian directional signage, such signs shall be a maximum of twenty (20) square feet per side and a maximum of twelve (12) feet in height. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.</p> <p>5. Real Estate &amp; Construction Signs: Real estate and construction signs of a maximum of forty-eight (48) square feet in area and twelve (12) feet in height are permitted.</p> <p>6. All signs – Overall Site:</p> <p>a. Because the PUD is an arts and innovation district, the identity and directional signs may reflect the creative nature of the area and/or the style of the buildings within the PUD.</p> <p>b. Identity and directional signs may be located in structures or frames that are part of the architecture of a parcel. Accordingly, sign area for all such signs as well as wall, awning, and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.</p> <p>c. Multiple tenants within one building or a series of buildings may be identified on a single sign. For signage purposes, the PUD is to be considered as a single development without regard to property ownership boundaries. Thus, individual parcels or lots which may own their sites in fee simple may have signage anywhere within the PUD even though such signage would otherwise be considered “off-site” pursuant to the Zoning Code.</p>	
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<b>Parking, Bicycle Parking &amp; Loading</b>	Those set forth in Ord. 2019-551-E & Part 6, Zoning Code	<p>There is limited parking on-site, with ____ spaces currently available. However, there are numerous on-street parking spaces available along with at least six (6) large surface parking lots available within two (2) blocks of the Property. Additionally, there are a number of JTA bus stops along Main Street near the Property.</p> <p>Loading and trash removal will generally take place off-street at locations designated by the property owner(s) for such activities. The property owner(s) may request that the City designate certain on-street parking spaces for commercial vehicle use only with time limits.</p> <p>Some portions of the Property may be used for parking and/or loading during different phases of the project. Such parking uses shall be exempt from the landscaping requirements for a period of five (5) years, except that any parcel which is immediately adjacent to a residentially zoned use or district will provide the required perimeter landscaping as set forth in Part 12 of the Zoning Code within one (1) year of the adoption of the PUD, excluding any otherwise required buffer wall.</p> <p>Bicycle parking will be provided throughout the site in accordance with the requirements of Part 6 of the Zoning Code.</p>	To provide for sufficient parking, bicycle parking and loading for the proposed uses while acknowledging that there is limited opportunity to provide for on-site parking.
<b>Landscaping</b>	Those set forth in Ord. 2019-551-E & Part 12, Zoning Code	<p>This area currently has little to no green space. The goal of the PUD is to convert and utilize approximately forty (40%) of the Property as green/open space consisting of active and passive recreation areas, pocket parks, landscaped and tree walking paths, green space, wall and rooftop gardens, and similar uses. Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Zoning Code, with the following additional and superseding provisions. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist.</p> <p>Some portions of the Property may be used for parking and/or loading during different phases of the project. Such parking uses shall be exempt from the landscaping requirements for a period of five (5) years, except that any parcel which is immediately adjacent to a residentially zoned use or district will provide the required perimeter landscaping as set forth in Part 12 of the Zoning Code within one (1) year of the adoption of the PUD, excluding any otherwise required buffer wall.</p>	To allow for creative and flexible alternatives to the green space/landscaping that would otherwise be required in an area that has little to no landscaping and green space at this time while also allowing for time to implement the master plan for the property.

**VIII. NAMES OF DEVELOPMENT TEAM**

Developer: FOC QOF, LLC

Planner/Engineer: TBD

Architect: Gresham Smith

IX. **LAND USE TABLE**

A Land Use Table is attached hereto as **Exhibit “F.”**

X. **PUD REVIEW CRITERIA**

A. **Consistency with the Comprehensive Plan.** The PUD is consistent with the following Goals, Objectives, and Policies of the 2030 Comprehensive Plan.

**FLUE Policy 1.1.24** 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.

**FLUE Policy 1.1.25** The City will encourage the use of such smart growth practices as:

...

3. A mix of uses including office, commercial, and residential which encourage internal capture of trips;
4. Use of the Development Areas;
5. Revitalization of older areas and the downtown

**FLUE 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.

**FLUE Policies 1.5.1** The City shall protect the natural environment in part by implementing incentives to locate future urban growth into existing urbanized areas.

**FLUE Objective 2.2** Through the use of neighborhood plans and studies, the City shall continue to maintain and implement an urban revitalization strategy for the City's blighted areas, and those areas threatened by blight, which will address maintenance, improvement or replacement of existing structures, permit the transition of run-down or grossly under-utilized commercial properties to alternate uses, and support the re-emergence of diverse urban neighborhoods.

**FLUE Policy 3.1.2** The City shall eliminate incompatible land uses or blighting influences from potentially stable, viable residential neighborhoods through active code enforcement and other regulatory measures.

**FLUE Policy 3.2.7** The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

**FLUE Policy 3.2.16** The City shall where feasible, increase open space in site designs beyond what is currently specified by Zoning Code through site design techniques (e.g., clustering of structures), in order to promote a park-like quality in non-residential developments.

**FLUE Policy 3.2.34** The City shall create a formula for the calculation of capital investment and direct and indirect job creation in various commercial and industrial land uses. This formula shall be used to ensure that the conversion of industrial lands in Situational Compatibility Areas will result in the creation of mixed use developments that shall have comparable potential for support of the industrial base in the City of Jacksonville.

**ROS Objective 1.3** The City shall increase its pedestrian path and greenway and trail systems and develop strategies to ensure that these systems are included in new park development.

**ROS Policy 1.3.2** The City, through the Recreation and Community Services Department, shall develop strategies for the acquisition or lease of linear parks for pedestrian paths and greenway and trail systems. These facilities shall be developed as a network connecting residential areas, schools and parks where land is available through purchase or easement.

**ROS GOAL 6** To promote economic prosperity within the City through increased recreational facility development.

**ROS Policy 6.1.4** The Recreation and Community Services Department shall plan recreational development in such areas as the Urban Core where open space is limited and where recreation development may be used to encourage the redevelopment of deteriorated or blighted areas.

**ROS Objective 8.3** The City shall improve its visual attractiveness, both through positive measures of orderly development and beautification and through consistent efforts to avoid, remove, or diminish the impact of unsightly features.

**B. Consistency with the Urban Core Vision Plan.**

The proposed PUD and the mix of uses provided for therein furthers the goals of the Urban Core Vision Plan.

**Guiding Principle One: Capitalize on the Urban Core’s Uniqueness:** The Property is located within the Warehouse District of the Urban Core. The area currently consists of primarily vacant warehouses and industrial buildings. The area is unique in that it serves to connect Springfield to Main Street. The PUD proposes uses consistent with the vision for the Warehouse District by readapting many of the existing buildings, engaging the nearby residents and creating a true community. The goal of the PUD is to create a distinctive sense of place by underscoring the unique character of the area.

**Guiding Principal Two: Promote Mixed-Use/Mixed-Income Redevelopment and Infill:** The PUD proposes a mixed-use infill development which will vertically integrate uses within building. The project includes redevelopment of now vacant buildings. Where the buildings are unique and can be rendered habitable, they will remain. Where they are unsafe or lack character, they will be

removed and could be replaced with either open space, active recreation, or a new mixed use building.

**Guiding Principal Three: Provide a Variety of Transportation Choices:** The PUD will incorporate the Emerald Trail and multiple pedestrian corridors. Additionally, the PUD is adjacent to Main Street which includes numerous JTA bus stops. While there are a number of parking lots near the Property, the primary mode of transportation throughout the PUD is envisioned to be pedestrian.

**Guiding Principal Four: Provide for Economic Growth:** As set forth in the description of the Warehouse District in the Plan, the area currently consists primarily of vacant warehouses and industrial buildings. The PUD will revitalize the area and create space for businesses, creatives, and offices to co-exist and thrive. By activating the area, the desire is to foster the transformation of the area.

**Guiding Principal Five: Expand, Protect and Enhance Open Space:** The Warehouse District currently has very little green space. As discussed above, the PUD proposes to set aside approximately forty (40%) percent of the Property as open space for active and passive recreation available to visitors as well as the surrounding residents. The Emerald Trail will be incorporated into the plan with the addition of numerous pocket parks and green spaces.

- C. **Consistency with the Concurrency Management System.** The PUD will comply with the Concurrency and Mobility Management System.
- D. **Internal Compatibility.** The PUD provides for integrated design and compatible uses within the PUD.
- E. **External Compatibility/Intensity of Development.** The PUD proposes uses and which are compatible with surrounding uses.
- F. **Maintenance of Common Areas and Infrastructure.** All common areas and infrastructure will be maintained by the owner, maintenance company and/or one or more owners' association(s).
- G. **Usable Open Space, Plazas, Recreation Areas.** Approximately forty (40%) percent of the Property will remain green in the form of the Emerald Trail, pocket parks, and green space. The areas between the buildings will include pedestrian corridors with shade trees, landscaping and conversation areas.
- H. **Impact on Wetlands.** There are no known wetlands on site. However, 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 in size, so a listed species survey is not required.
- J. **Parking Including Loading and Unloading Areas.** See above.
- K. **Sidewalks, Trails, and Bikeways.** See above.

# EXHIBIT F

## Land Use Table

Total Gross Acreage	8.09	acres	100	%
Amount of each different land use by acreage				
Single family	N/A	acres		%
Total number of units		d.u.		
Multiple Family	0.37	acres	4.5	%
Total number of units	7	d.u.		
Commercial	6.1	acres	75.5	%
Industrial	N/A	acres		%
Other land use	N/A	acres		%
Total amount of non-residential floor area	798,000	sq. ft.	N/A	%
Active recreation and/or open space	1.62	acres	20.0	%
Passive open space, wetlands, ponds	N/A	acres		%
Public and private right-of-way	N/A	acres		%
Maximum coverage of buildings and structures	266,000	sq. ft.	80	%