

**PUD WRITTEN DESCRIPTION**

**SUTTON PARK DRIVE PUD**

**April 28, 2021**

**I. PROJECT DESCRIPTION**

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 19.45 acres of property along Sutton Drive from PUD (1994-0842-0738) to PUD to permit the development of multifamily units and/or offices on the property located at 0 Sutton Park Drive, Jacksonville, FL 32224 (RE# 167733-0810 and 167733-1120) as more particularly described in Exhibit 1 (the “Property”) and conceptually depicted in the Site Plan filed herewith. Applicant proposes to allow for a mix of residential and business park uses on the properties located at 13901 and 0 Sutton Park Drive South (RE #'s 167733-0810, 167733-1120, 167733-1110, 167733-1000 and 167733-0820) as contemplated by the original site plan attached to PUD Ordinance 1994-0842-0738.

The proposed uses are complimentary to the neighboring commercial, business/office and residential uses. The uses will compliment such surrounding uses and will fulfill the City’s demand for housing to address an ever-increasing population.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	CGC	PUD	Grand Reserve condominiums
East	CGC	PUD	Professional/business offices, mortgage offices, insurance offices
South	CGC	PUD	Professional/business offices, medical offices
West	CGC	PUD	Registry at Windsor Parke apartments

- B. Project name: Sutton Park Drive PUD
- C. Project engineer: Prosser, Inc.
- D. Project developer: The Bainbridge Companies.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC
- F. Current land use designation: CGC.
- G. Requested land use designation: CGC.

- H. Current zoning district: PUD (1994-0842-0738).
- I. Requested zoning district: PUD.
- J. Real estate numbers: 167733-0810, 167733-1120, 167733-1110, 167733-1000 and 167733-0820.

**II. QUANTITATIVE DATA**

- A. Total acreage: 19.45 acres
- B. Total number of dwelling units: Up to 260 dwelling units.
- C. Total amount of non-residential floor area: 500,000 sq feet.
- D. Total amount of land coverage of all buildings and structures:

**III. STATEMENTS**

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

The existing PUD permits mixed use development pursuant to a bubble site plan, but only allows for one type of use in each bubble. The proposed PUD will allow for a mix of uses within one bubble of the original site plan allowing for the development of multifamily units to compliment the already developed business uses. In addition, the applicant proposes ten (10) foot yards instead of the standard twenty (20) feet in medium residential to allow applicant to provide parking and on-site stormwater management. The proposed PUD incorporates those sign regulations permitted by MM-2020-17. Last, the current PUD (1994-0842-0738) has been modified to allow business park uses a maximum height of sixty-five feet. This will make the developed office building and garage on parcel 167733-1110 compliant with current code.

- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

**IV. USES AND RESTRICTIONS**

- A. Permitted Uses:
  - i. Multiple-family dwellings.

- ii. Research offices and laboratories, including testing, providing such testing complies with the environmental standards set forth herein.
- iii. Corporate headquarters, regional headquarters and administrative offices. Local service offices such as real estate sales, insurance agencies, doctor's offices, or other offices.
- iv. Industries that manufacture medical equipment; communications equipment; electronic components; or measuring, analyzing, controlling instruments, light manufacturing, fabrication, assembly of components, printing, high tech carpentry and cabinet shops (not including saw or planing mills); indoor high-tech processing, reprocessing and/or recycling of used and new materials and other similar type manufacturing which is conducted wholly within a structure and requires no outdoor storage.
- v. Warehouse, storage, wholesale, jobber, distribution and all similar uses, where the storage is conducted wholly within a structure and requires no outside storage.
- vi. Retail sales and service uses when they are part of the planned business park development and provided that the uses are conducted entirely within an enclosed building and said uses are directly related to any of the uses and activities permitted herein or otherwise as approved by the Planning Department of the City of Jacksonville. Such limited uses shall be located and integrated within structures that also house the primary uses.
- vii. Compatible with the above uses and purposes and development standards of the following uses are also permitted:
  - a. Equipment rentals located inside a structure and having no outside storage.
  - b. Vocational, technical, trade and industrial schools and similar uses.
  - c. Banks, including drive-through tellers, loan companies, mortgage brokers, stock brokers and similar financial institutions.
  - d. Hotels and/or motels (not to exceed two in total number in the Business Park District as contemplated by the original PUD) provided that said hotels and/or motels are located on sites having close proximity to Butler Blvd. and/or Hodges Blvd.
  - e. Medical clinics, emergency care facilities, ambulatory care facilities and related uses.
  - f. Convention centers, indoor athletic complexes, skating rinks, indoor arenas, auditoriums and similar uses, and restaurants, including the retail sales and

service of alcoholic beverages for on premises consumption and provided that any such restaurants have no drive-through facilities.

- g. Any other similar and/or related uses as determined by the Jacksonville Planning Commission.

B. Permissible Uses by Exception:

- i. Group care homes for advanced aged.
- ii. Patio homes. Such "patio homes" shall have lot and yard requirements as follows: minimum lot width of 50 feet: minimum lot area of 5,000 square feet: minimum yard requirements of 20 feet at front, 20 feet at rear, 10 feet on one side and zero feet on the other side; maximum lot coverage by all buildings and structures shall be 40% and maximum height shall be 35 feet. Encroachments of the eaves on "patio homes" shall not exceed eighteen (18) inches into the adjoining lot. Developer will submit documentation to Planning Department and Office of General Counsel for review and approval which will provide for eave encroachment together with air rights and ingress for maintenance. This land use shall not exceed 10 units per acre overall.
- iii. Churches (but not temporary revival establishments).

C. Permitted Accessory Uses and Structures: As permitted in Section 656.403. Additionally, the following business park accessory uses shall be allowed:

- i. Uses and structures customarily accessory and incidental to a primary use.
- ii. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
- iii. Bus shelters.
- iv. Solar collection apparatus.
- v. Childcare centers.
- vi. Indoor and outdoor recreational facilities, such as swimming pools, saunas, game and craft rooms, exercise and dance studios, community meeting rooms, lounges, playgrounds, tennis and other courts, bike and walking trails, and pedestrian plazas and courts which are provided in association with a primary use within the same development.

D. Prohibited Uses: Uses with physical and operational requirements generating substantial truck traffic, noise, odors, dust, glare, heat, or vibrations, or of a character not compatible with high aesthetic standards of the area. These should include:

- i. Motor freight terminals.
- ii. Auto, truck, or farm implements and machinery storage or repair facilities.
- iii. Activities entailing movement of heavy equipment on or off the site except during construction.
- iv. Any activity requiring continued use, handling, storage or manufacturing of hazardous waste material.
- v. Aluminum recycling plants.
- vi. Small gasoline engine repair facilities.
- vii. Bulk storage of flammable liquids.

## **V. DESIGN GUIDELINES**

### **A. Lot Requirements (residential uses):**

- i. Minimum lot requirements (width and area). The minimum lot width shall be sixty (60) feet and the minimum lot area shall be six thousand (6,000) square feet for the first two family units and two thousand one hundred (2,100) square feet for each additional unit not to exceed 20 units per acre.
- ii. Maximum lot coverage by all buildings. Fifty percent (50%).
- iii. Minimum yard requirements.
  - a. Front – Ten (10) feet.
  - b. Side – Ten (10) feet.
  - c. Rear – Ten (10) feet.
- iv. Maximum height of structures. Sixty-five (65) feet; provided, however, that there will be no living space above fifty (50) feet. Residential buildings shall be limited to a maximum of four (4) stories in height. Notwithstanding, height may be unlimited where all required yards are increased by one foot for each one feet of building height or fraction thereof in excess of sixty-five (65) feet.

### **B. Lot Requirements (business park uses):**

- i. Minimum lot requirements (width and area). The minimum lot width shall be one hundred (100) feet and the minimum lot area shall be ten thousand (10,000) square feet.

- ii. Maximum lot coverage by all buildings. Sixty-five percent (65%).
- iii. Minimum yard requirements.
  - a. Front – Twenty (20) feet.
  - b. Side – Ten (10) feet.
  - c. Rear – Ten (10) feet.
- iv. Maximum height of structures. Sixty-five (65) feet.
- v. No site obscuring structures or plantings exceeding thirty (30) inches in height shall be located within a twenty-five (25) foot radius of the lot corner nearest the intersection of two public, county or state roads, or from the intersection of a private driveway or easement and a public, county, or state road. Trees located within a twenty-five (25) foot radius of such an intersection shall be maintained to allow ten (10) feet of visual clearance below the lowest hanging branches.

C. Ingress, Egress and Circulation:

- i. *Parking Requirements.*
  - a. Residential uses: Parking will provided at a rate of 1.25 spaces/unit for all residential uses.
  - b. Business park uses: The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code. In addition, parking and loading of each development shall:
    - 1. Screen all loading and truck maneuvering activities from the view of adjacent and access roads and buffer perimeter parking areas.
    - 2. Provide priority parking spaces convenient to building entrances for handicapped parking.
    - 3. All loading facilities shall be from the side or rear of buildings.
- ii. *Vehicular Access.* Vehicular access to the Property shall be by way of Sutton Park Drive S with access points between parcels as conceptually shown on the attached site plan.
- iii. *Pedestrian Access.* Sidewalks have already been established along Sutton Park Drive S.

D. Signs: Signs for this development shall be consistent with the requirements of Part 13 of the Zoning Code. In addition, the following sign regulations apply:

- i. Multiple uses, owners, and/or tenants may be identified on signs within the Property, including project identification signs, occupancy signs, and streetscape identification signs. If the Property includes multiple parcels, signs may be located within the site without regard to boundaries that may exist among the individual parcels, uses, owners, and/or tenants.
- ii. A project-wide, coordinated system of identification, directional and vehicular control signage will be provided by the Windsor Parke Association for all common areas and road R.O.W. signage within individual sites will be the responsibility of the owner of the site.
- iii. Project Identification Signs - Each site may have one sign, oriented to each street on which the premises have frontage, identifying the building as a whole in addition to listing individual tenants within that building. Any site with a street frontage in excess of five hundred (500) feet may have two signs oriented to that street.

Additionally, there may be one occupancy sign for each major occupant within the building, oriented to the major doorway entrance of the building. These signs will be of one general design to provide graphic continuity for the building and site.

For all buildings the street address (number only) must be legible from the street.

- iv. Internal Directional Signs - Directional signs indicating loading or delivery areas, employment office, various building entries, parking lots, etc., shall not exceed eight (8) sq. ft. in size or employ lettering larger than 8" in height. The design of these signs should reflect the character of the building identity sign and be constructed for low maintenance.
- v. Vehicular Control Signs – All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices.
- vi. Temporary Signs - There are two types of temporary signs allowed on individual sites - construction and real estate marketing. Only one of each type of temporary sign shall be permitted on a Site at any given time and must be removed immediately upon completion of the construction or marketing activity.
  - a. Temporary signs shall be of post and panel wood construction, and shall have a total height of no more than ten feet (10'-0"). Message panels shall have a maximum size of 40 square feet.
  - b. Temporary signs shall be non-illuminated. The use of reflective material or paint is not permitted.

c. Material for construction/leasing signs will be one-half inch (1/2") or larger exterior grade plywood, sealed and painted, or wood boards stained, painted, or bleached.

vii. Illumination - Signs shall be illuminated only by a steady, stationary, shielded light source, directed solely at the sign or internal to it, without causing glare for motorist, pedestrians or neighboring premises.

Illuminated signs, including neon signs, may produce up to one foot candle of illumination four feet from the sign.

viii. Prohibited Devices - No sign shall move, make noise or employ blinking, flashing, or strobe lights, or exposed fluorescent lamps. No portable signs shall be allowed.

Colored lights and illuminated signs employing colors used in traffic signal lights are prohibited in view of any signalized intersection.

Any imitation of official traffic signs or signals is prohibited.

E. Landscaping: Development will be consistent with Part 12 Landscape Regulations of the Zoning Code. Furthermore, the following landscape guidelines apply to the development:

i. Parking Landscape Area – The Parking Landscape Area consists of the landscape islands within the parking area.

a. It is the general intent that parking areas be screened from view with grading and landscaping.

b. An area equal to the percent (10%) of the total size of a parking lot must be landscaped and permeable. This shall not include perimeter plantings.

c. At least one two and one-half inch (2-1/2") caliper tree will be included for each five thousand (5,000) square feet of vehicular use area.

d. All ground planes within landscape islands shall be planted with sod, groundcover or shrubs.

ii. Site Buffers and Screening Strips - If the existing vegetation is sparse, new planting shall be provided, consisting of a combination of native trees and shrubs. The ultimate goal is to provide noise attenuation and visual density at adjacent properties and rights-of-way.

iii. Open Spaces All required open space on the project shall have a planned landscape program and shall be illustrated on the landscape plan prepared by a registered



landscape architect. On sites over 5 acres, it shall not be required to cover all open spaces with lawns or other ground cover.

- iv. Access Roads and Site Entrances – All access roads and entrance areas shall be landscaped with ornamental plants (unless existing vegetation is being preserved) while maintaining required sight lines.
- v. Plant Material - All landscape installation shall meet the applicable requirements of USA Standard of Nursery Stock, American Association of Nurserymen, and Hortus III, Baily Horatorium, Cornell University, latest editions.

Plant material sizes shall vary according to their specific locations:

- a. In naturalized areas, away from the main development areas, plants shall vary in size from young seedlings to mature three and one-half inch (3-1/2") to four inch (4") caliper trees (larger is acceptable).
  - b. Building Entrances: Parking lots and specifically high impact areas adjacent to buildings shall have mature plants provided (minimum sizes: major trees, two and one-half inches (2-1/2") to five inch (5") caliper).
  - c. Access roads and other circulation areas shall be planted with medium to large size plant materials of an aesthetic mix of sizes, as well as different species. At a minimum, a ten foot (10') landscape strip shall be planted along any street right-of-way, which shall contain a minimum of one tree per thirty feet (30') of street frontage, which may be located in clusters, with a maximum ninety feet (90') between each cluster.
  - d. Park Areas shall have planting similar to the circulation areas with more emphasis on mature trees being visible to the public areas (view corridors).
  - e. Formalized geometric, topiary or bosque are not acceptable except where intended of specific design.
- vi. Irrigation – An automatic underground sprinkler system shall be installed where required to maintain the vitality of the landscaping. In general, this would include high impact areas adjacent to buildings, main entry drives and parking.

F. Recreation and Open Space: Recreation and open space shall be provided as required by the 2030 Comprehensive Plan.

G. Utilities: Essential services, including water, sewer, 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.

## **VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The proposed project allows for the infill development of a vacant parcel as additional multi family housing and/or offices to address rising demand in the City. The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community in that:

- A. The project is more efficient than would be possible through strict application of the Zoning Code;
- B. The project is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. The project will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan as follows:
  - i. The project furthers the following goals, objectives and policies of the Future Land Use Element of the 2030 Comprehensive Plan:
    - 1. Policy 1.1.8 - 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.
    - 2. Policy 1.1.9 - Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.
    - 3. 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.
    - 4. Policy 1.1.13 - 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:

- i. The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category's predominant land use;
  - ii. 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
  - iii. The proposed development is compatible with surrounding existing land uses and zoning.
5. Policy 1.1.16 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
- i. Creation of like uses;
  - ii. Creation of complementary uses;
  - iii. Enhancement of transportation connections;
  - iv. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
  - v. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
6. Policy 1.1.25 - The City will encourage the use of such smart growth practices as:
- i. Interconnectivity of transportation modes and recreation and open space areas;
  - ii. A range of densities and types of residential developments;
  - iii. A mix of uses including office, commercial, and residential which encourage internal capture of trips;
  - iv. Use of the Development Areas;
  - v. Revitalization of older areas and the downtown, and
  - vi. Purchase of land through the Preservation Project to remove it from development and preserve it as open space, recreation or conservation use.
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 1.2.9 - 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.

9. Policy 1.3.4 - New development sites shall be required, wherever possible to share existing access points. The City will encourage new service drives or roads and connections to existing service drives or roads when deemed appropriate by the Traffic Engineering Division and JPDD. This policy is not to conflict with and will not exempt a developer from complying with landscape and tree protection regulations.
10. 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.
11. Objective 3.2 - Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
12. Objective 6.3 - The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill 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.