

**PUD WRITTEN DESCRIPTION**  
**ALTA DRIVE PUD**  
**August 31, 2022**

**I. PROJECT DESCRIPTION**

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 7.67 acres of property to allow for a mixed-use commercial development on the property located at 0 Alta Drive (RE# 108675 0000) as more particularly described in Exhibit 1 (the “Property”) and conceptually depicted in the Site Plan filed herewith. The Property is located within the CGC land use category, the Suburban Development Area, the Industrial Sanctuary zoning overlay, and is zoned PUD per Ordinance 2000-1144.

This PUD is filed allow for the new development plan and to generally update the prior PUD to be more in line with the current CCG-1 zoning district provisions, while maintaining the previous conditions imposed by Ordinance 2000-1144.

The Site Plan filed herewith is conceptual in nature and is representative of one (1) potential layout of the Property. Revisions to the Site Plan, including internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The development may be built in any number of phases, and the development of a building or parcel shall not “lock in” the site plan regarding the remainder of the Property. In other words, the site plan may be updated subsequent to the development of any building or subdivided parcel, and the remainder of the Property may be developed according to the updated site plan, subject to the terms of this PUD and the review and approval of the Planning and Development Department. Likewise, an individual building or subdivided parcel may be sold or transferred as market forces may demand and such sale or transfer shall not “lock in” the remainder of the Property to the existing site plan at the time of the sale or transfer.

The Property serves as a transitional parcel in the area, which includes the following:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	LDR	RR-Acre; RLD-100A; CN	Railroad tracks; Single-family; Commercial strip center
East	CGC; HI	PUD (2000-1144); IH	Alta Drive; Vacant
South	CGC	PUD (2000-1144)	I-295
West	CGC; LDR	PUD (2000-1144); RR-Acre; RLD-100A	Pleasant Oaks Road North; Single-family

- B. Project name: Alta Drive PUD.
- C. Project surveyor/engineer: GAI Consultants.
- D. Project developer: Alta Partners, LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: CGC.
- G. Current zoning district: PUD (Ordinance 2000-1144).
- H. Requested zoning district: PUD.
- I. Real estate numbers: 108675 0000.

## **II. QUANTITATIVE DATA**

- A. Total acreage: 7.67 acres.
- B. Maximum building square feet: 300,000 sf.

## **III. STATEMENTS**

- A. How does the proposed PUD differ from the usual application of the Zoning Code?
  - 1. This PUD generally adopts CCG-1 uses, amended as follows:
    - a. Part 4 requirements for personal property storage establishments are waived and parking standards for such use established.
    - b. Auto laundry or manual car washes are permitted uses.
    - c. Restaurants with drive-through and/or outside sale and service are permitted uses.
    - d. The retail sale and service of all alcoholic beverages in conjunction with a restaurant is a permitted use.
    - e. Silvicultural uses are permitted uses until such time as the Property is fully developed.

- f. Indoor facilities operated by a licensed pari-mutual permit holder, adult arcade amusement centers, game promotions or sweepstakes, and drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment are omitted as uses.
  - g. Parking shall be provided as required by Part 6 or by calculation pursuant to the applicable ITE standard, whichever is less, and a ratio of one (1) space per five thousand (5,000) square feet of gross floor area is established for personal property storage use.
  - h. A minimum ten (10) foot landscape buffer is required around the perimeter of the Property and no uncomplementary use buffers are required within the Property.
2. This PUD incorporates the height provision from Ordinance 2000-1144, which allows an increase when a building is setback on all sides not less than one (1) horizontal foot for each six (6) vertical feet in excess of sixty (60) feet.
3. This PUD incorporates the conditions imposed by Ordinance 2000-1144 as modified below:
- a. Rooftop and small cell wireless communication towers are permitted.
  - b. A master landscaping plan for the entire development is not required prior to verification of substantial compliance with the PUD due to the fact that individual parcels may be sold and/or built in phases.
  - c. Signage:
    - 1. Interior parcel signage may be closer than fifty (50) feet from other parcel signage.
    - 2. The pylon sign along 9A (I-295) may exceed thirty-five (35) feet with a maximum height of up to sixty (60) feet; provided, however, that this sign may only exceed thirty-five (35) feet if it is located not more than six hundred sixty (660) feet from the centerline of an interstate highway exit and not more than six hundred sixty (660) feet from the centerline of an interstate highway.
    - 3. If a gas/convenience store is not developed, the signage allocated to the gas/convenience store may be transferred to the 9A (I-295) or the Alta Drive signs or to other use within the development.

- 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.

Owner 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. Personal property storage establishments.
2. Auto laundry or manual car wash.
3. Commercial retail sales and service establishments, including restaurants with drive-through and/or with outside sale and service meeting the performance standards and development criteria set forth in Part 4. No retail food vendor will be allowed a drive-through facility along Pleasant Oaks Drive North until such time as the parcels between the Property and Dunn Creek are zoned in a non-residential zoning district.
4. An establishment or facility which includes the retail sale and service of all alcoholic beverages, including liquor, beer or wine for on-premises consumption in conjunction with a restaurant.
5. An establishment or facility which includes the retail sale and service of beer and wine for off-premises consumption.
6. Silvicultural uses until such time as the Property is fully developed.
7. Banks, including drive-through tellers, savings and loan institutions, and similar uses.
8. Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
9. Hotels and motels.
10. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, and movie theaters.

11. Art galleries, museums, community centers, dance, art or music studios.
12. Vocational, trade or business schools and similar uses.
13. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
14. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
15. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
16. Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
17. Express or parcel delivery offices and similar uses (but not freight or truck terminals).
18. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
19. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
20. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
21. Churches, including a rectory or similar use.
22. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
23. Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.

24. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
25. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
26. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
27. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).

B. Permissible Uses by Exception:

1. An establishment or facility other than a restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.
2. Residential treatment facilities and emergency shelters.
3. Multi-family residential integrated with a permitted use.
4. Crematories.
5. Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
6. Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).
7. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
8. Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
9. Blood donor stations, plasma centers and similar uses.
10. Private clubs.
11. Billiard parlors.
12. Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).

13. Schools meeting the performance standards and development criteria set forth in Part 4.
14. Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
15. Nightclubs.
16. Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed.
17. Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.
18. Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.
19. Off-street parking lots not adjacent to residential districts or uses, 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.

D. Limitations on Uses:

1. Sale, service and display, preparation and storage shall be conducted within a completely enclosed building, unless otherwise provided for.
2. Macro wireless communication towers are prohibited.

**V. DESIGN GUIDELINES**

A. Lot Requirements:

1. Minimum lot width and area: None, except as otherwise required for certain uses.
2. Maximum lot coverage by all buildings. None, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129.
3. Minimum yard requirements.
  - a. Front – None.

b. Side – None.

c. Rear – Ten (10) feet.

4. Maximum height of structures:

a. Sixty (60) feet; provided, however, that height may be unlimited where the building is setback on all sides not less than one (1) horizontal foot for each six (6) vertical feet in excess of sixty (60) feet.

B. Ingress, Egress and Circulation:

1. Parking Requirements. Parking shall be provided as required by Part 6 or by calculation pursuant to the applicable ITE standard, whichever is less, and may be shared taking into consideration offsetting hours of operation. Personal property storage facilities may provide parking at a rate of one (1) space per five thousand (5,000) square feet of gross floor area. Where individual parcel owners are involved, such shared parking may be provided “off-site” within the PUD and/or addressed by easement. Loading zones are provided throughout the project and may be utilized within drive aisles of individual parcels during non-peak hours.

2. Vehicular Access. Vehicular access to the Property shall be by way of Alta Drive and North Pleasant Oaks Road, substantially as shown on the Site Plan. Access on Alta Drive, including but not limited to, design of turn lanes, median placement and other traffic related issues or concerns shall be subject to the review and approval of the Department of Public Works, Traffic Engineering Division and the Transportation Planning Division of the Planning and Development Department prior to verification of substantial compliance with the PUD.

3. Pedestrian Access. As required by City regulations.

C. Signs: Signs for this development shall be consistent with the requirements for the CCG-1 zoning district as set forth in Part 13 of the Zoning Code, except as supplemented and restricted herein:

1. Wall signs shall not exceed ten percent (10%) of the square footage of the occupancy frontage or respective side of the building abutting a public right-of-way or approved private street.

2. Government signs erected and maintained pursuant to and in discharge of any government function, or as required by law, are permitted.



3. Sign area computation and sign definitions shall be governed by Chapter 656 of the Zoning Code.
  4. A master signage plan and alterations to said plan shall be subject to verification of substantial compliance with PUD approval.
  5. One sign per interior “parcel” not exceeding one (1) square foot for each linear foot of street frontage, per street, to a maximum size of twenty-four (24) square feet. Any sign allowed under this section shall not exceed fifty (50) feet above the level of the adjacent ground; provided, however, that the sign may exceed that height if the sign is located not more than six hundred sixty (660) feet from the centerline of an interstate highway exit and not more than six hundred sixty (660) feet from the centerline of an interstate highway; provided further the sign does not exceed sixty-five (65) feet in height.
  6. One (1) sixty-five (65) foot pylon sign along 9A (I-295), which may have multiple users within the two hundred (200) square feet maximum or as otherwise approved by the Planning and Development Department; provided, however, that this sign may only exceed thirty-five (35) feet if it is located not more than six hundred sixty (660) feet from the centerline of an interstate highway exit and not more than six hundred sixty (660) feet from the centerline of an interstate highway
  7. One (1) monument sign along Alta Drive not to exceed a maximum of eighty (80) square feet and fifteen (15) feet in height for a gas/convenience store. If no gas/convenience store is developed, the developer may transfer the eighty (80) square feet to the I-295 or Alta Drive signs or utilize this sign for another use within the development.
  8. One (1) ground monument sign on Alta Drive not to exceed two hundred (200) square feet and twenty (20) feet in height for a master development sign.
  9. All parcels shall have the right to utilize the master development freestanding sign for purposes of advertising. Such utilization shall not be considered off-site signage.
- D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however, a minimum ten (10) foot landscape buffer shall be provided around the Property and no uncomplementary use buffers shall be required within the Property. Dumpsters shall be screened with masonry materials or as otherwise approved by the Planning and Development Department.
- E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2030 Comprehensive Plan.

- F. 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.
- G. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. Lighting: All lighting must be shielded to reflect away from any residentially zoned and/or residentially developed areas to the west and north of the Property.

## **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 2030 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2030 Comprehensive Plan and specifically contributes to:

### *Future Land Use Element*

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 1.1.16 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:

- (1) Creation of like uses;
  - (2) Creation of complementary uses;
  - (3) Enhancement of transportation connections;
  - (4) Use of noise, odor, vibration and visual/ aesthetic controls; and/or
  - (5) Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
5. 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.
  6. 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.
  7. 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.
  8. 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.
  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. 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.

**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.**

Residential use is not currently contemplated for the Property, although such use integrated with a permitted use is allowed by exception. Any potential residential development shall conform to the Comprehensive Plan.

**D. Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from Alta Drive and North Pleasant Oaks Road. Location of the access points shown on the Site Plan as well as final design of the access points is 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 commercial uses will be conveniently accessible from I-295 and are consistent and compatible with the existing commercial and industrial developments in the vicinity.

**F. Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2030 Comprehensive Plan will be provided 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.** The proposed PUD provides parking pursuant to Part 6 or by the applicable ITE standard.

**J. Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.

## Land Use Table

Total gross acreage	<u>7.67</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Multiple family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Commercial	<u>6.75</u> Acres	<u>88</u> %
Industrial	_____ Acres	_____ %
Other land use (Hospital and related uses)	_____ Acres	_____ %
Active recreation and/or open space	_____ Acres	_____ %
Passive open space	<u>0.92</u> Acres	<u>12</u> %
Public and private right-of-way	_____ Acres	_____ %

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.