

**Rethreaded PUD  
Written Description  
October 5, 2020**

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A.** RE #: 072128-0000
- B.** Current Land Use Designation: Light Industrial
- C.** Current Zoning District: Industrial Light
- D.** Proposed Zoning District: PUD

**II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY**

The applicant, Rethreaded, Inc. (“Rethreaded”), proposes to rezone approximately 2.31 acres of property, located on the north side of East 9<sup>th</sup> Street, between Walnut Street and the railroad tracks from Industrial Light (“IL”) to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). As described below, the PUD zoning district is being sought to provide for a mixed-use development of the property which will include integrated office, retail, commercial, warehousing, light manufacturing, counseling services and vocational training uses.

Rethreaded’s mission is to renew hope, reignite dreams and release potential for survivors of human trafficking locally and globally through business. Rethreaded offers survivors a second chance at life using a holistic approach that includes counseling, education and a safe, supportive work environment. Rethreaded provides training and employment opportunities in different facets of the company including production, sales, marketing and finance/administration.

Rethreaded has been operating for the past 9 years in space that has been generously donated by Load King Manufacturing Company on Barnett Street. The current Rethreaded facility includes retail and office space at the front of the building and production, warehousing and meeting space at the back of the building. Rethreaded has outgrown the space and has a waiting list of survivors that generally exceeds 10+ women on any given day.

As shown on the conceptual site plan, the Property includes three improved buildings the largest building runs north to south parallel to the railway tracks (the “Main Building”) and the other two buildings run parallel to the larger building on the other side of the Property. There is parking and open/courtyard space running up the center between the buildings. The Main Building has an elevated covered area extending the length of the building and outside

garden/meditation areas between the building and the railroad tracks and on the north end of the building.

Rethreaded intends to renovate and use the Main Building to expand its business so that it can serve more survivors and plans to lease the remaining two buildings on the Property to other compatible businesses. The two buildings also provide additional space for Rethreaded to grow into in the future. The Main Building will be comprised of flex space that can be configured for use as retail, office, commercial, warehousing, light manufacturing, counseling services and vocational training purposes as needed. Rethreaded also regularly hosts events to raise awareness about human trafficking and to raise funds to support the business. Portions of the Main Building can be opened to provide for a large event space that includes the elevated covered areas, the interior of the Main Building, and the garden area.

The Property is designated as Light Industrial (“LI”) on the Future Land Use Map (“FLUM”) of the 2030 Comprehensive Plan, is within the Urban Priority Development Area and has been designated as a Level 1 Economically Distressed Area.

**III. SITE SPECIFICS**

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

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	LI	IL	Warehouse, Light Manufacturing
East	LI, HI	IL, IH	Light Manufacturing, Railway/Train Tracks
North	LI	IL	Light Manufacturing
West	LI	IL	Light Manufacturing

**IV. PUD DEVELOPMENT CRITERIA**

**A. Permitted Uses**

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 by all Buildings and Structures, Minimum and/or Maximum Yard Requirements, and Maximum Height of Structures.

**B. 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 but not slaughterhouse), packaging, assembling of components, fabricating or similar uses.
- c) Manufacturer's agents and display rooms, offices of building trades contractor, including outside storage but not including use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment.
- d) Printing, publishing or similar establishments.
- e) Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
- f) Business and professional offices.
- g) Service establishments catering to commerce and industry, including linen supply, laundry and dry-cleaning plants, freight movers, communications services, business machine services, hiring and union halls, employment agencies, sign companies.
- h) Restaurants, cafes, and similar facilities including retail sale and service of alcoholic beverages, beer and wine for consumption on premises indoors or outdoors.
- i) Art galleries, museums, community centers, dance, art or music studios.
- j) Retail plant nurseries including outside display.
- k) Vocational, technical, business, trade or industrial schools and similar uses.
- l) Medical, dental or chiropractor offices and clinics.
- m) Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.

- n) Commercial retail sales and service establishments, including outside display.
- o) Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- p) Building trades contractors without outside storage yards.
- q) Outdoor storage yards (but not concrete batch mixing plants) if storage is completely enclosed by a six-foot fence or wall not less than 95 percent opaque.
- r) Permanent or restricted outside sale and service of food and alcohol, including all alcoholic beverages, not in conjunction with a restaurant, including liquor, beer or wine for on-premises consumption.
- s) Banks, including drive-thru tellers.
- t) Recycling facilities meeting the performance standards and development criteria set forth in Part 4.
- u) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- v) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins), of the Zoning Code.
- w) Fitness centers.
- cc) Churches, including a rectory and similar uses, meeting the performance and development criteria set forth in Part 4 of the Zoning Code.

**C. Permitted Uses by Exception:**

- a) Day care centers or care centers meeting the performance standards and criteria set forth in Part 4 of the Zoning Code.

- b) An industrial or commercial use which is not otherwise permitted or permissible in this Zoning Code, except the following:
  - (1) Acid, chemical, fertilizer or insecticide manufacture or storage.
  - (2) Explosives manufacturing or storage.
  - (3) Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.
  - (4) Paper and pulp manufacture.
  - (5) Petroleum refining.
  
  - (6) Stockyards or feeding pens and livestock auctions.
  - (7) A use which is potentially dangerous, noxious or offensive to neighboring uses or the public in general by reason of smoke, odor, noise, flare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter or radiation.
  
- c) Recycling facilities and yards meeting the performance standards and development criteria set forth in Part 4.
  
- d) Retail sales and service of all alcoholic beverages for off-premises consumption.
  
- e) Yard waste composting facility including the mulching process, meeting the performance standards and development criteria set forth in Part 4.
  
- f) Indoor facilities operated by a licensed pari-mutuel permit holder, adult arcade amusement centers operated by a licensed permit holder, or game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
  
- g) Manual car wash.

**D. Permitted accessory uses and structures.**

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

2. Residential facilities (including not more than one mobile home) located on the same premises as an industrial use for the use of watchmen or caretakers whose employment requires residence on the premises.

E. **Minimum lot requirements (width and area):** None.

F. **Maximum lot coverage by all buildings and structures:** None.

G. **Impervious Surface Ratio:** 95% (as developed); 85% if site is redeveloped.

H. **Minimum yard requirements:**

1. Front- None.

2. Rear – None.

3. Side – None.

I. **Maximum height of structures:** None.

V. **OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

A. **Access.** Access will be provided via 9<sup>th</sup> Street East as shown on the Site Plan.

B. **Signage.** The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, and for directional communication in a distinctive and aesthetically pleasing manner. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated.

1. *Identity Monument Signs:* Up to two (2) project identity monument signs will be permitted. The signs shall be a maximum of fifty (50) square feet per side and a maximum height of twenty (20) feet.

2. *Other Signage (Project Wide):*

a. Wall signs are permitted. Wall signage visible from a public right-of-way will be permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from a public right-of-way. Internal wall signage, not visible from the public right-of-way, shall be permitted and the size shall be unlimited.

b. Projecting signs are permitted. Projecting signs shall not exceed twenty four (24) square feet in area. Signs projecting into any driveway, sidewalk, or public space, except alleys, shall have a minimum clearance of eight (8) feet over adjacent sidewalk or other grade.

c. Awning signs are permitted. For the purpose of awning signage, the anchor/tenant buildings shall be deemed as one single enclosed building such that awning signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed as interior signs. Additionally, awning signage visible from public rights of way for each tenant within the anchor/tenant buildings will be permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building visible from public rights of way.

d. Under canopy signs are permitted. One (1) under the canopy sign per entrance is permitted not exceeding a maximum of ten (10) square feet in area per side.

e. Directional signs will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices.

**C. Landscaping & Buffer.** If required in the future due to remodeling or redevelopment of the Property, landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations).

**D. Gating/Fencing.** The property may be gated and fenced, at the owner's discretion, for safety purposes.

**E. Off-Street Vehicular Parking and Loading and Bicycle Parking.**

1. Vehicular off-street parking: The buildings and loading will be provided in accordance with Subpart A of Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations), including Section 656.603, with the following additional and superseding provisions:

a) The site is developed with 64 parking spaces. All uses will share the internal parking, regardless of which building the use is located within.

b) A modification from the requirements of Part 6 of the Zoning Code (Off-Street Parking, On-Street Parking and Loading for Motor Vehicles) may be permitted within the PUD subject to the review of the Planning and Development Department. Grounds for such modifications include the sharing of parking among uses with parking demands at different times.

2. Bicycle parking will be provided in accordance with Subpart B of Part 6 of the City's Zoning Code (Off-Street Parking for Bicycles).

3. Loading: Each building includes at least one loading dock.

**F. Sidewalks, Trails and Bikeways.** If the Property is redeveloped, sidewalks, trails and bikeways shall be provided as required by the 2030 Comprehensive Plan.

**G. Stormwater Retention.** If stormwater facilities are required in the future due to remodeling or redevelopment of the Property, the facilities will be provided in accordance with all applicable regulations.

**H. Utilities.** Central water and wastewater services will be provided by JEA.

**I. Wetlands.** No wetland impacts are anticipated with this project. However, any wetland impacts that occur will be mitigated for in accordance with the rules and regulations of the St. Johns River Water Management District.

**J. Pre-application Conference.** A pre-application conference was held regarding this application on September 22, 2020.

**K. Conceptual Site Plan.** The Conceptual Site Plan, as submitted, reflects the current configuration of the buildings on site, based upon available information. It is possible, however, that revisions to the Conceptual Site Plan, including but not limited to building footprints, may be required as renovation of the buildings proceeds and permits are obtained. Therefore, the site plan is labeled as conceptual, recognizing that future changes will be subject to further review and approval by the Planning and Development Department.

**L. Modifications.** An amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as allowed by Section 656.341 of the Zoning Code.

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

**N. Justification for the PUD.** This proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and the Jacksonville Zoning Code. The design and layout of the PUD:

1. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
2. Is creative in its integration of multiple uses into the existing buildings;
3. Is designed to promote and sustain the viability of an economically challenged area; and,
4. Provides for infill in an otherwise developed area.

**O. PUD Difference from Usual Application of the Zoning Code**

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

Element	Zoning Code	Proposed PUD
<b>Signage</b>	<p>§ 656.1303(d) Industrial Zoning Districts:</p> <p>(i) One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.</p> <p>(ii) Wall signs are permitted.</p> <p>(iii) One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.</p> <p>(iv) In lieu of the street frontage sign permitted in subsection (i) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed 100 square feet, or 35 percent of the allowable</p>	<p>Identity Monument Signs: Up to two (2) project identity monument signs will be permitted. The signs shall be a maximum of fifty (50) square feet per side and a maximum height of twenty (20) feet.</p> <p>Other Signage (Project Wide):</p> <p>a. Wall signs are permitted. Wall signage visible from a public right-of-way will be permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from a public right-of-way. Internal wall signage, not visible from the public right-of-way, shall be permitted and the size shall be unlimited.</p> <p>b. Projecting signs are permitted. Projecting signs shall not exceed twenty four (24) square feet in area. Signs projecting into any driveway, sidewalk, or public space, except alleys, shall have a minimum clearance of eight (8) feet over adjacent sidewalk or other grade.</p> <p>c. Awning signs are permitted. For the purpose of awning signage, the anchor/tenant buildings shall be deemed as one single enclosed building such that awning signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed as interior signs. Additionally, awning signage visible from public rights of way for each tenant within the anchor/tenant buildings will be permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building visible from public rights of way.</p> <p>d. Under canopy signs are permitted. One (1) under the canopy sign per entrance is permitted not exceeding a maximum of ten (10) square feet in area per side.</p> <p>e. Directional signs will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include</p>

	<p>square footage of the street frontage sign permitted in subsection (i) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in subsection (h)(1), below.</p> <p>Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag pole.</p>	<p>the project and/or tenant logo and name. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices.</p>
<b>Min Yard Requirements &amp; Building Setbacks</b>	<p>For IL:</p> <p>(i) Front—None.</p> <p>(ii) Side—None.</p> <p>(iii) Rear—None.</p>	<p>(1) Front – None.</p> <p>(2) Side – None.</p> <p>(3) Rear – None.</p>
<b>Max Height</b>	<p>For IL:</p> <p><i>Maximum height of structures.</i> None.</p>	None.
<b>Max Lot Coverage</b>	<p>For IL:</p> <p><i>Maximum lot coverage by all buildings.</i> None.</p>	None.
<b>Min Lot Requirement (width &amp; area)</b>	<p>For IL:</p> <p><i>Minimum lot requirements (width and area)</i> None.</p>	None.
<b>Landscaping &amp; Buffer</b>	Part 12, Chapter 656, Zoning Code.	If required in the future due to remodeling or redevelopment of the Property, landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations).
<b>Parking for Vehicles</b>	Part 6, Chapter 656, Zoning Code.	There are 64 on-site parking spaces, to be shared by uses on the Property.
<b>Permitted Uses</b>	<p>§ 656.322.A.II.(a): Industrial Light:</p> <p>(1) Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.</p> <p>(2) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.</p> <p>(3) Printing, publishing or similar establishments.</p> <p>(4) Business and professional offices.</p> <p>(5) Service establishments catering to commerce and industry, including linen supply, laundry and dry cleaning plants, freight movers, communications services, business machine services,</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 but not slaughterhouse), packaging, assembling of components, fabricating or similar uses.</p> <p>c) Manufacturer's agents and display rooms, offices of building trades contractor, including outside storage but not including use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment.</p> <p>d) Printing, publishing or similar establishments.</p> <p>e) Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.</p> <p>f) Business and professional offices.</p> <p>g) Service establishments catering to commerce and industry, including linen supply, laundry and dry-cleaning plants, freight movers,</p>

	<p>hiring and union halls, employment agencies, sign companies.</p> <p>(6) Restaurants, (regulated by DBPR - Division of Hotels and Restaurants) including retail sale and service of beer and wine for consumption on premises</p> <p>(7) Automobile service stations, major repair garages, mobile car detailing, auto laundry, and automated car wash meeting the performance standards and development criteria set forth in Part 4.</p> <p>(8) Vocational, technical, trade or industrial schools and similar uses.</p> <p>(9) Medical clinics.</p> <p>(10) Freight, bus, trucking, shipping or other transportation terminals, commercial parking lots and garages, truck stops, express offices and terminal facilities and telephone exchanges, repair or installation facilities and similar uses.</p> <p>(11) Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.</p> <p>(12) Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(13) Bulk storage yards, (but not concrete batch mixing plants) including bulk storage of flammable liquids and acids if storage 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>(14) 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>(15) Outdoor storage yards and lots including auto storage yards (but not scrap processing yards or concrete batch mixing plants) if storage is completely enclosed by a six-foot fence or wall not less than 95 percent opaque.</p> <p>(16) Retail outlets in conjunction with wholesaling establishments if the area designated for retail sales does not exceed ten percent of the</p>	<p>communications services, business machine services, hiring and union halls, employment agencies, sign companies.</p> <p>h) Restaurants, cafes, and similar facilities including retail sale and service of alcoholic beverages, beer and wine for consumption on premises indoors or outdoors.</p> <p>i) Art galleries, museums, community centers, dance, art or music studios.</p> <p>j) Retail plant nurseries including outside display.</p> <p>k) Vocational, technical, business, trade or industrial schools and similar uses.</p> <p>l) Medical, dental or chiropractor offices and clinics.</p> <p>m) Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers.</p> <p>n) Commercial retail sales and service establishments, including outside display.</p> <p>o) Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>p) Building trades contractors without outside storage yards.</p> <p>q) Outdoor storage yards and lots (but not concrete batch mixing plants) if storage is completely enclosed by a six-foot fence or wall not less than 95 percent opaque.</p> <p>r) Permanent or restricted outside sale and service of food and alcohol, including all alcoholic beverages, not in conjunction with a restaurant, including liquor, beer or wine for on-premises consumption.</p> <p>s) Banks, including drive-thru tellers.</p> <p>t) Recycling facilities meeting the performance standards and development criteria set forth in Part 4.</p> <p>u) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>v) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins), of the Zoning Code.</p> <p>w) Fitness centers.</p> <p>x) Churches, including a rectory and similar uses, meeting the performance and development criteria set forth in Part 4 of the Zoning Code.</p>
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	<p>gross floor area of the building of which it is a part.</p> <p>(17)Banks, including drive-thru tellers.</p> <p>(18)Recycling facilities meeting the performance standards and development criteria set forth in Part 4.</p> <p>(19)Retail sales of heavy machinery, farm equipment and building materials including outside display.</p> <p>(20)Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(21)Veterinarians, animal boarding, and dog parks meeting the performance standards and development criteria set forth in Part 4.</p>	
<b>Permitted Accessory Uses &amp; Structures</b>	§ 656.403, Zoning Code.	<p>1. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.</p> <p>2. Residential facilities (including not more than one mobile home) located on the same premises as an industrial use for the use of watchmen or caretakers whose employment requires residence on the premises.</p>
<b>Permissible Uses by Exception</b>	<p>§ 656.322A.II.(c):</p> <p>(1) An industrial or commercial use which is not otherwise permitted or permissible in this Zoning Code, except the following:(i)Acid, chemical, fertilizer or insecticide manufacture or storage.(ii)Explosives manufacturing or storage.(iii)Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.(iv)Paper and pulp manufacture.(v)Petroleum refining.(vi)Stockyards or feeding pens and livestock auctions.(vii)A use which is potentially dangerous, noxious or offensive to neighboring uses or the public in general by reason of smoke, odor, noise, flare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter or radiation.</p> <p>(2)Recycling facilities and yards meeting the performance standards and development criteria set forth in Part 4.</p> <p>(3)Care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>(4)Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.</p>	<p>a) Day care centers or care centers meeting the performance standards and criteria set forth in Part 4 of the Zoning Code.</p> <p>b) An industrial or commercial use which is not otherwise permitted or permissible in this Zoning Code, except the following:</p> <p>(1) Acid, chemical, fertilizer or insecticide manufacture or storage.</p> <p>(2) Explosives manufacturing or storage.</p> <p>(3) Paint, oil (including linseed), shellac, turpentine, lacquer or varnish manufacture.</p> <p>(4) Paper and pulp manufacture.</p> <p>(5) Petroleum refining.</p> <p>(6) Stockyards or feeding pens and livestock auctions.</p> <p>(7) A use which is potentially dangerous, noxious or offensive to neighboring uses or the public in general by reason of smoke, odor, noise, flare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter or radiation.</p> <p>c) Recycling facilities and yards meeting the performance standards and development criteria set forth in Part 4.</p> <p>d) Retail sales and service of all alcoholic beverages for off-premises consumption.</p> <p>e) Yard waste composting facility including the mulching process, meeting the performance standards and development criteria set forth in Part 4.</p> <p>f) Indoor facilities operated by a licensed pari-mutuel permit holder, adult arcade amusement centers operated by a licensed permit holder, or game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.</p> <p>g) Manual car wash.</p>

	<p>(5)Retail sales and service of all alcoholic beverages for either off-premises consumption or on-premises consumption or both.</p> <p>(6)Retail sales including outside display.</p> <p>(7)Yard waste composting facility including the mulching process, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(8)Indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, or game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.</p> <p>(9)Manual car wash.</p> <p>(10)Fitness centers.</p>	
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**P. Names of Development Team**

Developer: Rethreaded, Inc.

Planners and Engineers: England-Thims & Miller

Architects: ELM & Group 4

**Q. Land Use Table.** A Land Use Table is attached to the application.

**VI. PUD REVIEW CRITERIA**

**A. Consistency with the Comprehensive Plan:** The PUD will be developed consistent with the applicable land use categories of the 2030 Comprehensive Plan and is otherwise compatible with the following Goals, Objectives and Policies:

**FLUE Policy 1.1.11**

Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the City of Jacksonville 2030 Comprehensive Plan Future Land Use Element Revised June 2018 Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.

**FLUE 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.

**FLUE 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:

1. 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;
2. 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
3. The proposed development is compatible with surrounding existing land uses and zoning.

**FLUE Policy 2.2.12**

Adopt and implement plans through the Planning and Development Department, and Public Works Department to facilitate the provision of public facilities in conjunction with the location and timing of neighborhood and commercial redevelopment. Such plans should give priority to neighborhood and commercial redevelopment projects in those areas where conditions of physical, economic, and/or social blight exist.

**FLUE Policy 3.2.2**

The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

**FLUE 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.

**FLUE Location Criteria, *Development Areas: Urban Priority Area (UPA)*:** The UPA is the first tier Development Area and generally includes the historic core of the City and major connecting corridors. The intent of the UPA is to encourage revitalization and the use of existing infrastructure through redevelopment and infill development at urban densities which are highly supportive of transit and result in the reduction of per capita greenhouse gas emissions and vehicle miles traveled. Development is expected to employ urban development

characteristics as further described in each land use plan category. The UPA does not include the Central Business District Land Use Category boundaries.

**Urban Core Vision Plan: Guiding Principle One:** Capitalize on the Urban Core’s Uniqueness.

**Urban Core Vision Plan: Guiding Principle Two:** Promote Mixed-Use/Mixed-Income Redevelopment and Infill.

**Urban Core Vision Plan: Guiding Principle Four:** Provide for Economic Growth.

- B. Consistency with the Concurrency Management System:** A Mobility Fee Calculation Certificate and CCAS or CRC have been filed or will be filed for the proposed development within the PUD.
- C. Internal Compatibility:** The PUDC provides for integrated design and compatible uses within the PUD.
- D. External Compatibility/Intensity of Development:** The PUD proposes uses which are compatible with surrounding uses.
- E. Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.
- F. Off-Street Parking Including Loading and Unloading Areas:** The PUD provides for sufficient off-street parking.