

PUD WRITTEN DESCRIPTION

Plymouth Liberty Business Park PUD May 12, 2026

I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: On Cue, LLC (“Applicant”) proposes to rezone approximately 15.41 acres of property to allow a mixed-use dining, entertainment, and retail establishment at 7020, 7022, and 7026 AC Skinner Parkway, Jacksonville, FL 32256 (RE# 152575 0825) as more particularly described in Exhibit 1 (the “Property”) and depicted in the conceptual site plan attached as Exhibit 4 (the “Site Plan”). The Property is located within the BP land use category, the Urban Development Area, and is zoned IBP.

The Property consists of three (3) standalone buildings. These buildings are integrated as part of a larger business park that consists of ten (10) standalone buildings. This PUD is filed to allow a mixed-use dining, entertainment, and retail establishment to occupy a portion of an existing building on the Property located at 7026 AC Skinner Parkway. As conceptually depicted in the Site Plan, the establishment will feature a full-service restaurant and bar as well as offer patrons the opportunity to play billiards and purchase billiard-related merchandise. No new construction or change to the as-built condition of any building is proposed.

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	BP	IBP	Medical/Office
East	BP	IBP	Pond/Woods
South	BP	IBP	Pond/Woods
West	BP	IBP	Business Park

- B. Project name: Plymouth Liberty Business Park PUD
- C. Project owner: Plymouth Liberty Business Park, LLC
- D. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC
- E. Current land use designation: BP
- F. Current zoning district: IBP
- G. Requested zoning district: PUD

H. Real estate number: 152575 0825

II. QUANTITATIVE DATA

A. Total acreage: 15.41 acres

III. STATEMENTS

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

This PUD generally adopts the IBP zoning district and allows for additional mixed-use development to include restaurants, retail sales of all types of merchandise, integrated billiard lounges, and the retail sale and service of alcoholic beverages for on-premises or off-premises consumption or both. Design guidelines are established on a property-wide basis. Parking requirements are reduced and determined on a Property-wide basis to allow for shared parking. Setbacks, signage, and landscaping are determined on a Property-wide basis, irrespective of individual boundary lines.

B. Explanation of proposed deviations or waivers.

The PUD allows for a mixed-use dining and entertainment establishment by adding restaurants, retail sales of all types of merchandise, integrated billiard lounges, and the retail sale and service of alcoholic beverages for on-premises or off-premises consumption or both as permitted uses. Eliminating the maximum space allowed for retail sales and service establishments promotes the spirit of the Zoning Code because the Property is part of an integrated assemblage of ten (10) buildings. Parking requirements are reduced to allow for shared parking between uses reflecting offsetting hours of operation within the business park. Parking, along with setbacks, landscaping, and signage are determined on a Property-wide basis to accommodate existing conditions of the business park's configuration.

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

Owner and/or a POA or similar entity will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. Retail sales of all types of merchandise, service establishments including restaurants, billiard lounges as part of a mixed-use development, and the retail sale

and service of alcoholic beverages for either on-premises or off-premises consumption or both.

2. Medical and dental or chiropractor offices and clinics.
 3. Hospitals
 4. Professional offices
 5. Business offices
 6. Banks (including drive-thru tellers) loan companies, mortgage brokers, stockbrokers and similar financial institutions
 7. Union halls
 8. Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses
 9. Manufacturer's agents and display rooms, offices of building trades contractor (not including outside storage or use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment)
 10. Research, dental and medical laboratories, manufactures of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products
 11. Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code
 12. Vocational, technical, business, trade or industrial schools and similar uses
 13. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4
 14. Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4
 15. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4
- B. Permitted Accessory Uses and Structures: As permitted in Section 656.403 of the Zoning Code.
- C. Permissible Uses by Exception:

1. Day car centers or care centers meeting the performance standards and criteria set forth in Part 4
 2. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4
 3. Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4
 4. Animal hospitals, veterinary clinics, animal boarding standards and development criteria set forth in Part 4
 5. Outside storage subject to the performance standards and development criteria set forth in Part 4
 6. Fitness centers
 7. Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4
- D. Limitations on permitted or permissible uses by exception:
1. They shall be conducted entirely within an enclosed building, except for outside storage approved by exception.
 2. They shall be provided with off-street loading facilities which are located at the rear or side of the building and visually screened from an abutting public or approved private street.
 3. Off-street parking shall comply with Part 12 Landscaping Requirements

V. DESIGN GUIDELINES

A. Lot requirements:

1. Minimum lot width and area:
 - a. Width – One hundred (100) feet.
 - b. Area – Ten thousand (10,000) feet.
2. Maximum lot coverage by all buildings: Sixty-five percent (65%).

3. Minimum yard requirements:
 - a. Front – Twenty (20) feet.
 - b. Side – Ten (10) feet.
 - c. Rear – Ten (10) feet.
 - d. Yard measurements shall be calculated on a Property-wide basis.
 4. Maximum height of structures: Thirty-five (35) feet, however, height may be unlimited where all required yards are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of thirty-five (35) feet.
- B. Ingress, Egress and Circulation:
1. *Parking Requirements.* A minimum of four hundred-fifty (450) parking spaces shall be provided on the Property. Parking shall be determined on a Property-wide basis without regard to individual uses, buildings or subdivision boundary lines. There shall be no maximum parking requirement. Parking spaces may be located on a different lot or parcel or land they are intended to serve and do not require a landscaped pedestrian connection from the parking lot to the entrance or entrances. Separately designated loading spaces are not required.
 2. *Vehicular Access.* Vehicular access to the Property shall be by way of AC Skinner Parkway, as conceptually shown on the Site Plan.
 3. *Pedestrian Access.* As required by City regulations.
- C. Signs: Signs for this development shall be consistent with the requirements for the IBP zoning district. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location, property ownership, or frontage.
- D. Landscaping: As required by Part 12 of the Zoning Code; provided, however, that landscaping shall be determined on a Property-wide basis without regard to subdivision boundary lines.
- E. Recreation and Open Space: As required by the 2045 Comprehensive Plan.
- F. Utilities: Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.

- G. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. Subdivision: Changes to property boundary lines that are conceptually depicted in the Site Plan may be changed without a need to modify this written description or the Site Plan. The Property may be subdivided in any number of ways, and all forms of subdivision and ownership are permitted in this PUD, including as depicted in the Site Plan, condominium ownership within any individual building, or individual buildings owned by different entities with all common areas owned and maintained by a POA or other entity. There shall be no timeline by which the Property is subdivided.
- I. Modifications: The Site Plan is conceptual in nature and subject to change. This PUD may be modified administratively, by minor modification, or by major modification (rezoning) subject to the procedures set forth in Section 656.341 of the Zoning Code or as set forth herein.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2045 Comprehensive Plan and specifically contributes to:

Future Land Use Element

- 1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
- 2. Objective 1.1 - Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
- 3. Policy 1.1.6 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

4. Policy 1.1.9 - Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
 - a. Potential for the development of blighting or other negative influences on abutting properties
 - b. Traffic Impacts
 - c. Site Access
 - d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
 - e. Configuration and orientation of the property
 - f. Natural or man-made buffers and boundaries
 - g. Height of development
 - h. Bulk and scale of development
 - i. Building orientation
 - j. Site layout
 - k. Parking layout
 - l. Opportunities for physical activity, active living, social connection, and access to healthy food
5. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
 - a. Creation of complementary uses;
 - b. Enhancement of transportation connections;
 - c. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - d. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
6. Policy 1.1.22 - Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
7. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be

served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.

8. Policy 1.2.8 - Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance with the following provisions:

- a. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
 - b. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
 - c. Subdivision (non-residential and residential) where:
 - i. The collection system of a regional utility company is greater than $\frac{1}{4}$ mile from the proposed subdivision.
 - ii. Each lot is a minimum of $\frac{1}{2}$ acre unsubmerged property.
 - iii. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five-year period.
9. Goal 3 - To achieve a well balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
 10. Policy 3.2.1 - The City shall encourage development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.
 11. Policy 3.2.2 - The City shall encourage, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.
 12. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.

- B. **Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.
- C. **Allocation of residential land use.** This PUD does not permit multi-family uses, although the BP land use category permits multi-family uses under certain circumstances.
- D. **Internal compatibility.** The Site Plan conceptually depicts access and circulation within the site. Access to the site is available from AC Skinner Parkway. Location of the access points shown on the Site Plan as well as final design of the access points are subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- E. **External compatibility / Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. The Property is part of an integrated business park consisting of ten (10) buildings. Moreover, the Property is surrounded by the BP land use category and IBP zoning district in all directions. By generally adopting the requirements of the IBP zoning district, this PUD is compatible with the surrounding area.
- F. **Usable open spaces, plazas, recreation areas.** As required by the 2045 Comprehensive Plan.
- G. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- I. **Off-Street parking including loading and unloading areas.** A minimum of four hundred-fifty (450) parking spaces shall be provided on the Property. Parking shall be determined on a Property-wide basis without regard to individual uses, buildings or subdivision boundary lines. There shall be no maximum parking requirement. Parking spaces may be located on a different lot or parcel or land they are intended to serve and do not require a landscaped pedestrian connection from the parking lot to the entrance or entrances. Separately designated loading spaces are not required.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.