

**PUD WRITTEN DESCRIPTION
MAIN STREET MIXED-USE PUD
December 11, 2024**

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 5.16 acres of property to allow for mixed-use development on the property located at 901, 937 and 940 Main Street North (RE#s 074378 0000, 074386 0000, and 074367 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 HDR, CGC, PBF, and ROS land use categories, the Urban Priority Area, and is zoned PUD (2005-1151-E), PUD (2017-484-E), and PBF-1.

The Property is located north of the NorthCore and Cathedral Downtown Districts and south of the Springfield Historic District. This PUD is a companion to a land use amendment application requesting a Regional Commercial (“RC”) designation with a site-specific policy. Consistent with that request, the Property is supplied with full urban services, abuts two (2) FDOT Principal Arterial roadways, is less than 1,250 feet from the Rosa Parks JTA intermodal transit station, and as provided for in this PUD, exhibits innovative and creative development concepts by consolidating three (3) parcels under an integrated, compact, complementary urban infill development plan connecting Downtown with the Springfield neighborhood. Of note, a landmarked building designed by Henry J. Klutho is located on the Property and will be incorporated into the Project.

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	ROS/PBF	PBF-1	Springfield Park
East	CGC	CCG-2	Light Manufacturing
South	CBD	CCBD	Office / Gas Station
West	PBF	PBF-1	FSCJ

- B. Project name: Main Street Mixed-Use PUD.
- C. Project engineer: Kimley-Horn and Associates, Inc.
- D. Project developer: Ollivanders Downtown LLC, Dozier Prestige Worldwide LLC and Ocean Hart LLC
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designations: HDR, ROS, CGC, and PBF.

G. Current zoning districts: PUD (2005-1151-E), PUD (2017-484-E), and PBF-1.

H. Requested land use designation: RC.

I. Requested zoning district: PUD.

J. Real estate numbers: 074378 0000, 074386 0000, and 074367 0000.

II. QUANTITATIVE DATA

A. Total acreage: 5.16 acres.

B. Development Option 1:

1. Maximum amount of non-residential square footage: 250,000 square feet.

2. Maximum number of residential units: 1,100 units.

C. Development Option 2 (Educational Use Alternative):

1. Maximum amount of non-residential square footage: 895,000 square feet of which a maximum of 720,000 square feet may be educational use.

2. Maximum number of residential units: 450 units.

III. STATEMENTS

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

This PUD generally adopts the CCG-1 zoning district regulations with provisions that account for the transitional character and specific needs of this regional commercial development, including:

1. The following uses are permitted:

a. Schools, including colleges and universities, vocational, trade and/or business schools and other similar uses, which shall be exempt from Part 4 requirements.

b. Multi-family dwellings.

c. Restaurants with outside sale and service and with the service of all alcoholic beverages.

d. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption not in conjunction with a restaurant or off-premises consumption or both.

2. A waiver of minimum distance for liquor license location as detailed in Section 656.805 of the Zoning Code will not be required.
3. The maximum impervious surface ratio is modified to adopt the CCBD standards.
4. The minimum required rear yard is zero (0) feet.
5. Max height is one hundred fifty (150) feet.
6. Consistent with Downtown Overlay and Springfield Overlay, there is no minimum parking requirement for non-educational uses.
7. Signage is provided in accordance with the CCBD zoning district.
8. Landscaping regulations requiring a minimum of forty percent (40%) shade coverage consistent with the Downtown Overlay are established.

B. Explanation for proposed deviations or waivers.

As detailed throughout, this application and companion RC land use amendment are crafted to establish a transitional area between the CCBD and Springfield neighborhoods. Uses at intensities consistent with a mixed-use urban environment are permitted. Two development options are provided to allow for an educational use development alternative as well as a mixed use retail/residential development alternative.

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 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. Schools, including colleges and universities, vocational, trade and/or business schools and other similar uses, which shall be exempt from Part 4 requirements.
2. Multi-family residential dwellings.
3. Commercial retail sales and service establishments.

4. Restaurants with the service of all alcoholic beverages including outside sales and service and service for off-premise consumption as well as food trucks.
5. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption not in conjunction with a restaurant or off-premises consumption or both.
6. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
7. 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.
8. Hotels, motels and other short term rental facilities
9. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, 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.
10. Art galleries, museums, community centers, dance, art or music studios.
11. Day care centers or care centers vertically integrated with another permitted use.
12. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
13. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption.
14. Express or parcel delivery offices and similar uses (but not freight or truck terminals).
15. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
16. Personal property storage establishments vertically integrated with another permitted use.
17. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

18. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
19. Churches, including a rectory or similar use.
20. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
21. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
22. Nightclubs.
23. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
24. 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. Permanent or restricted outside sale and service not in conjunction with a restaurant, meeting the performance standards and development criteria set forth in Part 4.
2. Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
3. Auto laundry or manual car wash.
4. Private clubs.
5. Billiard parlors.
6. Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
7. Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed.
8. 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 and Section 656.307(b).
- D. Waiver of Minimum Distance for a Liquor License: A waiver of minimum distance for liquor license location as detailed in Section 656.805 of the Zoning Code will not be required. The Property is less than 1,500 feet from several churches and schools as detailed on the liquor distance surveys dated February 15, 2024 filed herewith; however, the proposed alcoholic beverage use is designed to be an integral part of a planned unit development, abuts the Downtown Overlay to the south where the liquor distance limitations have been eliminated, is within the commercial corridor of Main Street which is characterized by a mix of buildings in nearby Springfield neighborhood to the north – many of which share a party wall similar to a shopping center. Moreover, the approval is consistent with the intent of the Springfield Overlay providing “the property disinvestment and blight caused by incompatible zoning and other factors associated with core City decline must be reversed through a comprehensive revitalization program that will include zoning districts tailored to the neighborhood. Standards should allow appropriate and compatible development to proceed without the high costs associated with variances and administrative deviations required to deviate from current lot and use standards.”

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 and consistent with development within the urban core, shall have no minimum impervious surface ratio.
3. Minimum yard requirements:
 - a. Front – Zero (0) feet.
 - b. Side – Zero (0) feet.
 - c. Rear – Zero (0) feet.
4. Maximum height of structures: One hundred fifty (150) feet.

B. Ingress, Egress and Circulation:

9. *Parking Requirements.* Consistent with Downtown Overlay and Springfield Overlay, there is no minimum parking requirement for non-educational uses. Parking for educational uses shall be provided at a ratio of four tenths of a space per commuter student plus five tenths of a space per resident student, plus 0.85 of

a space per faculty or staff member; provided, however, that the Chief may adjust these requirements where warranted to reflect project mass transit utilization and existing or proposed availability of carpooling and/or vanpooling programs.

1. *Vehicular Access.* Vehicular access to the Property shall be by way of the surrounding public right-of-way on State Street, Main Street, Orange Street and Ocean Street.
 2. *Pedestrian Access.* As required by City regulations.
- C. **Signs:** Signs for this development shall be consistent with the requirements for the CCBD zoning district as set forth in Part 13 of the Zoning Code.
- D. **Landscaping:** Shade trees shall be provided within the right-of-way sufficient to establish a minimum of forty percent (40%) shade coverage within five (5) years of planting.
- E. **Recreation and Open Space:** As required by the 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.

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 1.1.7 - Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.
5. 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
6. 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.
- 7. 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.
- 8. 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.
- 9. 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 ¼ mile from the proposed subdivision.
 - ii. Each lot is a minimum of ½ 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.
- 10. Objective 2.3 – Continue to strengthen the Central Business District (CBD) as the regional center of finance, government, retail and cultural activities for Northeast Florida.

11. Policy 2.3.1 – Recognize the Central Business District (CBD) and its periphery as a significant urban area of the City appropriate for residential and mixed use projects at higher densities/intensities than the remainder of the City.
 12. 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.
 13. Objective 3.2 - 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.
 14. 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.
 15. 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.**
- Pursuant to the companion land use amendment to RC and this PUD, multi-family residential dwellings at a maximum density of one thousand one hundred (1,100) units among the three (3) parcels is permitted. The proposed density is consistent with the Property's location in the Urban Priority Area just outside of Downtown, which does not have a maximum density. The proposed development is consistent and supportive of the surrounding development in Downtown and Springfield.
- D. Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. 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 Property is located within the Urban Priority Area just outside of Downtown. The proposed redevelopment and rehabilitation of parcels inundated with blight will serve as a catalyst in the area by providing much-needed housing, retail, and other uses. The additional residential

dwelling units will support the proposed retail, the existing retail in Downtown and along the Main Street corridor, as well as bringing substantial pedestrian activation in the nearby parks and the planned expansion of the Emerald Trail along Hogan Creek.

- F. **Usable open spaces, plazas, recreation areas.** Open space 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.** Consistent with the requirements in the neighboring Downtown Overlay and Springfield Overlay Districts, the proposed PUD provides that there shall be no minimum parking requirement for non-educational uses. Parking for educational uses is established.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.

EXHIBIT F

Land Use Table

Total gross acreage	<u>5.16</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	<u> </u> Acres	<u> </u> %
Total number of dwelling units	<u> </u> D.U.	
Multiple family	<u> </u> Acres	<u> </u> %
Total number of dwelling units	<u>1,100</u> D.U.	
Commercial	<u>5.16</u> Acres	<u>100</u> %
Industrial	<u> </u> Acres	<u> </u> %
Other land use (Hospital and related uses)	<u> </u> Acres	<u> </u> %
Active recreation and/or open space	<u> </u> Acres	<u> </u> %
Passive open space	<u> </u> Acres	<u> </u> %
Public and private right-of-way	<u> </u> Acres	<u> </u> %

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.