

PUD WRITTEN DESCRIPTION

Crystal Springs/Hammond PUD

July 2, 2020

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 9.85 acres of property from RR-Acre to PUD to facilitate development of property located at 0 Crystal Springs Road (RE#008809 0050) as more particularly described in Exhibit 1 (the “Property”) into an office park. The PUD adopts uses and guidelines of the CRO zoning district, which is a permitted secondary zoning district in the LDR category, and modifies said uses and guidelines as detailed herein to facilitate development consistent with the conceptual site plan (the “Site Plan”) filed herewith. Notably, the uses reflected in this PUD are consistent with the PUD adopted by Ordinance 2019-0038 for a 7.06 acre parcel at the opposite intersection of Crystal Springs Road and Hammond Boulevard.

The Property is undeveloped and lies in an area that is surrounded by primarily educational and residential uses as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	PBF	PBF-2	School
East	LDR	RR-Acre	Single-family homes, Mobile homes
South	PBF	PBF-1-C	School
West	LDR	RR-Acre	Single-family homes, Mobile homes

The proposed project provides for an office park with limited retail use to serve the surrounding areas.

- B. Project name: 0 Crystal Springs Road
- C. Project engineer: ShayCore, LLC.
- D. Project developer: Joe Road, LLC
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: LDR.
- G. Requested land use designation: RPI.
- H. Current zoning district: RR-Acre.
- I. Requested zoning district: PUD.
- J. Real estate number: 008809 0050.

II. QUANTITATIVE DATA

- A. Total acreage: 9.85 acres.
- B. Total amount of non-residential floor area: Up to 420,000 square feet.
- C. Total amount of land coverage of all buildings and structures: Up to 210,000 square feet.
- D. Phase schedule of construction (include initiation dates and completion dates): This project may be developed in phases - initiation and completion dates to be determined.

III. STATEMENTS

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

The proposed PUD adopts CRO zoning district regulations except as modified as follows:

- 1. The following permitted uses and structures and permissible uses by exception have been omitted:
 - a. Fraternity and sorority houses.
 - b. Radio and television broadcasting studios and offices (subject to Part 15).
 - c. Community residential homes of up to six residents meeting the performance standards and development criteria set forth in Part 4.
 - d. Cemeteries and mausoleums but not funeral homes or mortuaries.
 - e. Residential treatment facilities.
 - f. Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4.
 - g. Emergency shelter meeting the performance standards and development criteria set forth in Part 4.
 - h. Group care home meeting the performance standards and development criteria set forth in Part 4.
 - i. Rooming houses.
 - j. Private clubs.
 - k. Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
- 2. The following have been added as permitted by right:
 - a. Day care centers meeting the performance standards and development criteria set forth in Part 4.
 - b. Retail outlets subject to the standard CRO limitations.

- c. Restaurants subject to standard CRO limitations.
 - d. Veterinarians meeting the performance standards and development criteria set forth in Part 4; except that animal kennels are permitted and there shall be no fifty percent (50%) limitation on the maximum gross floor area which may be occupied..
3. The following limitations on permitted uses have been added:
- a. Multifamily dwellings are only permitted as part of a mixed-use development.
 - b. Restaurant capacity is limited to a maximum of seventy-five (75) seats.
 - c. Auto parts stores and arcades are prohibited.
4. The following limitations on permitted uses have been omitted:
- a. Retail sales, display or storage of merchandise shall be subordinate and clearly incidental to a permitted use.
 - b. No vehicles, other than passenger automobiles or trucks of not more than three quarter-ton payload capacity or five thousand (5,000) pounds actual scale weight shall be used.
 - c. Supplemental criteria applicable to CRO zoning pursuant to Section 656.350(h).
- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the city.

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

IV. USES AND RESTRICTIONS

A. Permitted uses:

- 1. Medical and dental office or clinics (but not hospitals).
- 2. Professional and business offices.
- 3. Multiple-family dwellings as part of a mixed-use development.
- 4. Adult Congregate Living Facility.
- 5. Hospice facilities.

6. Schools meeting the performance standards and development criteria set forth in Part 4.
7. Vocational, trade or business schools.
8. Colleges and universities.
9. Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4.
10. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
11. Libraries, museums and community centers.
12. Banks without drive-through, savings and loan institutions, and similar uses.
13. Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters).
14. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a standalone structure not exceeding four thousand (4,000) square feet.
15. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
16. Employment office (but not a day labor pool).
17. Day care centers meeting the performance standards and development criteria set forth in Part 4.
18. Veterinarians meeting the performance standards and development criteria set forth in Part 4.
19. Retail outlets for the sale of food, leather goods and luggage, jewelry (including watch repair but not pawn shops), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops, musical instruments, television and radio (including repair incidental to sales), florist or gift shops, delicatessens, bake shops (but not wholesale bakeries), and dry cleaning pickup stations.
 - a. Sale, display and preparation shall be conducted within a completely enclosed building.
 - b. Products shall be sold only at retail.
 - c. No sale, display or storage of secondhand merchandise shall be permitted.

20. Restaurants, including the facilities for the sale and service of all alcoholic beverages for on-premises consumption only, provided that seating capacity shall not exceed seventy (75).
- B. Permitted accessory uses and structures: As permitted pursuant to Section 656.403.
- C. Permissible uses by exception:
 1. Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.
 2. Home occupations meeting the performance standards and development criteria set forth in Part 4.
- D. Supplemental criteria and standards for secondary zoning districts: The requirements set forth in Section 656.350(h) for a traditional secondary zoning district are waived.
- E. Restrictions on uses:
 1. Auto parts stores are prohibited.
 2. Arcades are prohibited.

V. DESIGN GUIDELINES

- A. Lot requirements:
 1. Minimum lot width: Seventy (70) feet (except as otherwise required for certain uses).
 2. Minimum lot area: All other uses - Seven thousand (7,000) feet (except as otherwise required for certain uses).
 3. Maximum lot coverage: Fifty (50) percent. Impervious surface ratio as required by Section 654.129.
 4. Minimum yard requirements:
 - a. Front - Twenty (20) feet.
 - b. Side - Ten (10) feet.
 - c. Rear - Twenty (20) feet.
 5. Maximum height of structures:
 - a. Accessory Use Structures - Fifteen (15) feet, provided the structure may be one (1) foot higher for each three (3) feet of additional setback up to the height of

the primary structure or the structure shall otherwise be required the same setbacks of the primary structure.

- b. All other uses - Forty-five (45) feet; provided however, that height may be unlimited where all required yards are increased by one foot for every one foot of building height in excess of forty-five (45) feet.
6. Maximum density for multifamily residential development: One hundred ninety-seven units (197).
- B. Ingress, egress and circulation:
1. Parking requirements: The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
 2. Vehicular access: Vehicular access to the Property shall be by way of Crystal Springs Road substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
 3. Pedestrian access: Sidewalks shall be provided by means of existing sidewalks along Crystal Springs Road and Hammond Boulevard.
- C. Signs:
1. One nonilluminated or externally illuminated monument sign not exceeding a maximum of twenty-four (24) square feet in area and twelve (12) feet in height is permitted.
 2. Wall signs not to exceed an aggregate of one (1) square foot for each linear foot of the façade of the building shall be permitted provided that wall signs shall not be permitted on any building façade facing a residential zoning district.
- D. Landscaping: This development will be consistent with Part 12 Landscaping Requirements.
- E. Lighting: Project lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the project. Directional lighting fixtures designed to cast illumination downward and within the site shall be used rather than broad area illumination.
- F. Recreation and open space: Recreation and open space shall be provided as required by the 2030 Comprehensive Plan.
- G. Utilities: Essential services including gas, telephone, water, sewer, cable and electric as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.

- H. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- I. Stormwater retention: Retention shall meet the requirements of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District (SJRWMD). Stormwater retention areas may be located on or offsite and may be shared with other parcels provided the stormwater design for the entire PUD meets the standards and requirements of the City of Jacksonville and the SJRWMD. Underground detention vaults may be utilized.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community. The PUD meets the following zoning and land use initiatives:

- A. Is more efficient than would be possible through strict application of the Zoning Code:
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area:
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan:

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

1. Objective 1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
2. Policy 1.1.8 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
3. Policy 1.1.10 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.

4. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
5. Objective 1.2 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
6. Goal 3 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
7. Objective 3.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
8. Policy 3.2.7 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.