

Paradigm PUD
Written Description
September 10, 2020

Summary:

The purpose of this application is to allow for outside storage uses as a primary use, in addition to those uses normally allowed in the IBP zoning district. The proposed allowable uses and development criteria are based upon a variation of the IBP zoning district.

The property is currently vacant, and is in the Salisbury Road corridor, south of J. Turner Butler Boulevard and parallel with I-95. Wetlands areas east of this corridor have limited connectivity to other areas to the east, and I-95 has prevented connectivity to the west. This area has been primarily developed with a mixture of office and light industrial uses. The adjacent property to the east is currently used as a dog park, and the property to the west is an office building used as a college. An electrical contractor and associated outside storage area is to the south, and office and flex space is in place to the north. The dog park was rezoned to allow for workforce housing in 2007, under Ordinance 2007-512-E. The property was previously used as a municipal solid waste facility.

A Conceptual Site Plan is included with this application for outside storage uses and with access to Salisbury Road using an existing, approximately 60 foot wide access and utility easement. Other uses allowed under this PUD would be allowed, subject to a Minor Modification to amend the site plan and subject to approval of an additional waiver of road frontage for such use.

A. Permitted Uses and Structures. (compare IBP District, § 656.321)

1. Medical and dental or chiropractor offices and clinics.
2. Intentionally Omitted.¹
3. Professional Offices.
4. Business offices.
5. Banks (including drive-thru tellers) loan companies, mortgage brokers, stockbrokers and similar financial institutions.
6. Union halls.
7. Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses.
8. Manufacturer's agents and display rooms, and building trades contractors, including outside storage yards, if storage is enclosed within a structure or if not within an enclosed structure, such outside storage is visually screened by a six-foot fence or wall not less than 95 percent opaque.²
9. Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.

¹ § 656.321(a)(2) allows hospitals by right but is omitted from this PUD as a permitted use.

² Outside storage limitations for such uses in § 656.321(a)(8) not included in this PUD.

10. Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.
11. Vocational, technical, business, trade or industrial schools and similar uses.
12. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
13. Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4.
14. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).
15. Outside storage of vehicles, trailers, equipment, machinery or other heavy construction equipment, provided that such storage area shall be screened on all sides by a building or by a minimum six foot high fence (maximum nine feet) having at least 95% opacity.³
16. Fitness and sports centers, indoor or outdoor, including outdoor sports.⁴
17. Animal hospitals, veterinary clinics, animal boarding places, dog parks.⁵
18. Plant nurseries, with or without retail sales.⁶

B. Permitted Accessory Uses. See Section 656.403 (Jacksonville Zoning Code Sept. 10, 2020).

C. Permissible uses by exception.

1. Retail sales and service of alcoholic beverages for on-premises consumption, not to exceed 25 percent of the building of which it is a part or 40 seats whichever is greater.
2. Day care centers or care centers meeting the performance standards and 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. Retail sales of all types of merchandise, service establishments including restaurants, and the retail sale and service of alcoholic beverages for either on-premises or off-premises consumption or both. The aforementioned shall not exceed 50 percent of the building of which it is a part.

D. Minimum lot requirements (width and area). None, except as set forth in Chapter 656, Part 4 for certain uses.

E. Maximum lot coverage by all buildings and structures. 65 percent, except as otherwise required for certain uses. Maximum impervious surface ratio is 85%.

F. Minimum yard requirements (for buildings and structures).

³ Outside storage normally allowed in IBP by zoning exception.

⁴ Fitness centers normally allowed in IBP by zoning exception.

⁵ Uses normally allowed in IBP by zoning exception.

⁶ Not normally allowed in IBP zoning.

1. Front – 20 feet
2. Side – 10 feet
3. Rear – 10 feet

G. Maximum building height. 35 feet; provided, however, height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of 35 feet. Building height means the vertical distance from the required finished floor to the peak of the roof or parapet. Spires, belfries, cupolas, and chimneys that are not intended for human occupancy shall not count towards height measurement. Other roof-top appurtenance and mechanical equipment not intended for human occupancy may be placed above the roof line provided it is not visible from an adjacent right-of-way.⁷

H. Maximum Residential Density. Not applicable.

I. Accessory Uses. Accessory uses are allowed in accordance with section 656.403, Jacksonville Zoning Code (Sept. 10, 2020).

J. Parking. Parking shall be in accordance with Part 6 of the Zoning Code. Outside storage areas shall not be considered parking areas. No separate parking areas for vehicles are required appurtenant to an outside storage use where such outside storage use is the primary (not accessory) use.

K. Landscaping. For outside storage uses, a building or a 95 percent opaque fence, having a minimum of six (6) feet in height and a maximum of nine (9) feet in height, will screen the outside storage use from surrounding properties except for opening(s) as may be required at ingress and egress points. Outside storage areas shall not be considered parking areas. No separate parking areas for vehicles are required appurtenant to an outside storage use where such outside storage use is the primary (not accessory) use. Development shall otherwise comply with Part 12 of the Zoning Code.

L. Signage. One (1) single-faced monument sign, externally illuminated, not to exceed twenty-four square feet in area and ten (10) feet in height is permitted fronting the easement accessing the property.

M. Differences between Proposed PUD and Zoning Code.

1. Uses were added to and deleted from the IBP zoning district as noted in footnotes above. Most significantly, outside storage is normally allowed as a permitted use in the IL zoning district and by exception in the IBP zoning district. This PUD would allow outside storage as a permitted use.

2. The subject property does not have frontage on a public street or an approved private street. The property is accessed by an easement approximately 60 feet in width containing a stabilized roadway. This PUD application seeks a waiver of the access and road frontage requirements in the Zoning Code (see 656.407).
3. A sign is proposed to front the easement accessing the property.

N. Quantitative Data.

1. Development Team

Owners: Paradigm Holdings of Florida, LLC
c/o Lewis Levi Ritter, Esq.
Alterra Group
8825 Perimeter Park Boulevard, Suite 104
Jacksonville, FL 32216
(904) 309-0134
lr Ritter@alterragroup.com

Developer: Alterra Group
(same contact information as above)

Legal: Sodl & Ingram PLLC
Thomas O. Ingram, Esq.
233 E Bay Street, Suite 1113
Jacksonville, FL 32202
(904) 612-9179
thomas.ingram@si-law.com

2. Site Data Table – See **Exhibit F**

- O. Project Phasing. The applicant anticipates that development will be initiated and completed in one, ten-year phase, but such timing is ultimately dependent upon market conditions.
- P. Operation and Maintenance. The landowner anticipates that it, its successors and assigns will be primarily responsible for operation and maintenance of facilities within the property, subject to existing agreements and covenants relating to the prior use of the property, as such agreements and covenants may be modified from time to time. Should a commercial property owners' association be formed in the future, the property owners' association would be primarily responsible for maintenance of those common facilities not provided, operated or maintained by the City.
- Q. Ingress, Egress and Circulation.

1. Vehicular Access. Access will be provided via a private easement connecting to Salisbury Road.
2. Pedestrian Access. No pedestrian access is anticipated to the property.

R. Criteria for Review.

1. Consistency with Comprehensive Plan.

The proposed zoning is consistent with the Comprehensive Plan. The proposed zoning is consistent with and furthers the following Goals, Objectives and Policies:

Future Land Use Element

1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use, pattern, 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.

3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

2. Consistency with Concurrency Management System. The proposed PUD will comply with the City's concurrency ordinance. The developer anticipates using the Mobility Fee to offset mobility impacts, if any. A utility availability letter has been obtained from JEA.
3. Allocation of Residential Land Use. Not applicable.
4. Internal Compatibility/Vehicular Access. The uses proposed within the Project are compatible with each other. The PUD is intended to allow for integration of multiple uses, vertically and/or horizontally. No incompatible use buffers are required. There is no undue adverse impact on any neighboring use. Any outdoor storage areas will be appropriately screened.
5. External Compatibility. The proposed Project is consistent with the existing and planned uses of the surrounding properties, and will not have any avoidable or undue adverse impact on existing or planned surrounding uses. The proposed uses are consistent with the intensity of uses in this area, including the existing electrical contractor, the dog park, and the rear of a building used for postsecondary instruction.
6. Intensity of Development. The proposed intensity is consistent with existing uses in the area, including the existing electrical contractor, the dog park, and the rear

of a building used for postsecondary instruction. If developed with outside storage uses, the storage area will be screened from adjacent uses.

7. Usable open spaces, plazas, recreation areas. Not applicable.
8. Impact on Wetlands. There are no wetlands on the Property.
9. Listed Species Regulations. Development of the Project will comply with the Endangered Species Act and other laws concerning the protection of listed species.
10. Off-Street Parking & Loading requirements. See the parking requirements proposed above.
11. Sidewalks, Trails and Bikeways. The Project will comply with the applicable requirements of the Zoning Code, 2030 Comprehensive Plan, and Land Development Procedures Manual regarding the provision of sidewalks. However, note that this property has no public road frontage and is not a residential use; therefore, no sidewalk is required.

S. Development Plan Approval.

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department, identifying all then-existing and proposed uses within the Property, and showing the general layout of the overall Property. In the event of a conflict between the Site Plan and this Written Description, this Written Description shall take precedence.

T. Existing Site Characteristics. The site is currently vacant and was previously used for a city solid waste facility.

U. Property Tax Parcel Numbers.

Tax Parcel ID 152577 0050, 0 Salisbury Road