

**PUD WRITTEN DESCRIPTION**  
**BELFORT/JTB PUD**  
**April 22, 2025**

**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 16.74 acres of property to facilitate subdivision on the existing office development located at 4899 Belfort Road (RE# 152575 0660) 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 is currently developed with three (3) office buildings within one (1) parcel. This PUD is filed because Applicant intends to subdivide the Property and sell the buildings to individual owners. This PUD permits all forms of subdivision and ownership. No other changes are currently intended, although any such future changes are permitted as allowed in this PUD.

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	PBG	PBF-2	Hospital
East	BP	IBP	Office
South	BP	IBP	Office
West	CGC	PUD (2003-1160 & 2007-263)	Assisted living / Multi-family

- B. Project name: Belfort/JTB PUD.
- C. Project engineer: England-Thims & Miller, Inc.
- D. Project owner: Jacksonville Butler Propco, LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: BP.
- G. Current zoning district: IBP.
- H. Requested zoning district: PUD.
- I. Real estate number: 152575 0660.

## **II. QUANTITATIVE DATA**

- A. Total acreage: 16.74 acres.
- B. Proposed amount of commercial square footage: Five hundred thousand (500,000) square feet.

## **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 with a few exceptions to account for existing conditions and to permit subdivision. Parking does not need to be screened from the right-of-way, is determined on a Property-wide basis, and does not have a maximum parking count. Separately designated loading spaces are not required. Signage and landscaping are determined on a Property-wide basis, irrespective of individual boundary lines.

- B. Explanation of proposed deviations or waivers.

The deviations provided in this PUD are to account for existing conditions and to permit subdivision, such that all parcels after subdivision, in whatever form or shape, will be legal conforming under this PUD.

- 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. Medical and dental or chiropractor offices and clinics.
2. Hospitals.
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, 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).
9. Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
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).

**B. Permitted Accessory Uses and Structures:**

1. As permitted in Section 656.403 of the Zoning Code.

**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. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
4. Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.

5. 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.
  6. Animal hospitals, veterinary clinics, animal boarding places, dog parks.
  7. Outside storage subject to the performance standards and development criteria set forth in Part 4.
  8. Fitness centers.
  9. 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. Off-street parking shall comply with Part 12 Landscaping Requirements, as modified by the landscaping provisions herein.

## **V. DESIGN GUIDELINES**

### **A. Lot requirements:**

1. Minimum lot width and area: None.
2. Maximum lot coverage by all buildings: None. Maximum impervious surface ratio shall be eighty-five percent (85%) and shall be calculated on a Property-wide basis.
3. Minimum yard requirements:
  - a. Front – None.
  - b. Side – None.
  - c. Rear – None.
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. This

measurement shall be based on the overall Property boundaries and not individual boundaries in the event of subdivision.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking shall be provided pursuant to Part 6; provided, however, parking shall be determined on a Property-wide basis without regard to subdivision boundary lines and 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 provided that loading occurs on-site and outside of the right-of-way.
2. *Vehicular Access.* Vehicular access to the Property shall be by way of Belfort Road and 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:* Landscaping shall be provided as required pursuant to 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:* Recreation and open space shall be provided 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:* The Site Plan conceptually depicts one (1) potential subdivision of the Property; however, no such subdivision shall be required. 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 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 Belfort Road and 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. This PUD adopts the existing IBP zoning uses and permits subdivision, similar to other office complexes that have been subdivided within the southeast quadrant of JTB and I-95.
- F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be 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.** Parking shall be provided pursuant to Part 6; provided, however, parking shall be determined on a Property-wide basis without regard to subdivision boundary lines and 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 provided that loading occurs on-site and outside of the right-of-way.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.

## EXHIBIT F

### Land Use Table

Total gross acreage	<u>16.74</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>      </u> D.U.	
Commercial	<u>16.74</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.