

**PUD WRITTEN DESCRIPTION
LANE AVENUE PUD
October 17, 2023**

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 25.66 acres of property located at 5800 and 0 Ramona Boulevard, 0 Lane Avenue and 0 Lane Avenue South (RE#s 007468 0200, 007468 0100, 007470 0100, and 007471 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 CGC land use category, the Urban Priority Development Area, and is zoned CCG-2 and PUD pursuant to Ordinance 1998-903.

A portion of the Property is currently used by an Office Depot and while other portions are undeveloped. This PUD is filed to facilitate infill redevelopment of the Property with an intended mix of commercial and multi-family uses. However, due to the dynamic residential and commercial real estate markets, the Site Plan is conceptual and flexibility is needed to locate particular uses. Specifically, the multi-family uses may be slated for other commercial uses due to the ever-changing market conditions.

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	CGC	CCG-2	Motel/Church
East	MDR	PUD (1998-923)/ RMD-B/RMD-A	Church/undeveloped
South	CGC	PBF-1	Home Depot/Retail
West	CGC	CCG-2/CO	Medical Office/Bank

- B. Project name: Lane Avenue PUD.
- C. Project engineer: Envision Design + Engineering.
- D. Project developer: Chase Properties, Inc.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: CGC.
- G. Current zoning district: CCG-2 and PUD (1998-903).
- H. Requested zoning district: PUD.
- I. Real estate numbers: 007468 0200, 007468 0100, 007470 0100, and 007471 0000.

II. QUANTITATIVE DATA

- A. Total acreage: 25.66 acres.
- B. Maximum amount of nonresidential floor area: Fifteen (15) acres.
- C. Maximum amount of residential units: Pursuant to the Comprehensive Plan and shall be determined by the gross acreage within the PUD.
- D. Proposed amount of residential units: Four hundred (400) units.

III. STATEMENTS

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

The Property is split zoned CCG-2 and PUD. This PUD preserves the CCG-2 uses locationally appropriate for the area and adopts setback, parking and landscaping provisions to account for the proposed mix of uses as set forth herein:

1. Multi-family dwellings are a permitted use.
2. Restaurants with permanent outdoor sales and service are a permitted use. The minimum distance between the Property and a church or school as required by Section 656.805 of the Zoning Code is waived.
3. Schools are a permitted use and may be on sites less than two (2) acres if there is sufficient area to accommodate students, recreation and parking.
4. Adult entertainment, dancing establishments serving alcohol, facilities associated with pari-mutuel permitholders, and adult arcades are prohibited.
5. Outdoor racetracks for animals or vehicles are prohibited.
6. Personal property storage facilities are exempt from the Part 4 performance standards and development criteria.
7. Setbacks shall not apply to internal parcels within the Property.
8. Parking for nonresidential uses shall be pursuant to Part 6 or the applicable ITE standard. Parking for multi-family uses shall be at a minimum ratio of 1.5 spaces per unit and separately designated loading spaces are not required.
9. Internal buffering and internal landscaping between uses and/or parcels are not required.

- 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.

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. Multi-family dwellings. Townhomes shall be subject to the development guidelines in Section 656.414 except as provided herein.
2. Commercial Retail Sales and Service Establishments, including restaurants with the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption and permanent outdoor sale and service.
3. Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, pawnshops subject to Part 4, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.
4. Service stations, truck stops, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry, mobile car detailing services, major automotive repair, car or truck rental, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.
5. Commercial, recreational and entertainment facilities such as carnivals or circuses, theaters (including open-air theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges, and similar uses.
6. Fruit, vegetable, poultry or fish markets.
7. All types of professional and business offices.
8. Operations including wholesaling, warehousing, storage, distributorship business, where no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.

9. Hotels and motels.
10. Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.
11. Schools meeting the performance standards and development criteria set forth in Part 4, except that the minimum lot size may be smaller than two (2) acres if it is demonstrated that there is sufficient area to accommodate the number of students proposed, recreation, and parking as required in this PUD.
12. Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
13. Boatyards.
14. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
15. Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
16. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
17. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
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. Private clubs.
20. Churches, including a rectory or similar use.
21. Personal property storage establishments. Such establishments shall be exempt from the performance standards and development criteria set forth in Part 4.
22. Vocational, trade and business schools.
23. Banks, including drive-thru tellers.
24. Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.

25. The sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.
26. 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. Residential treatment facilities or emergency shelter.
2. Rescue missions.
3. Day labor pools.
4. Crematories.
5. Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.
6. Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.
7. Automobile storage yards.
8. Bus, semi-tractor (but not trailer) or truck parking and/or storage.
9. Nightclubs.
10. An establishment or facility which includes the retail sale of all alcoholic beverages including liquor, beer or wine for off-premises consumption.
11. An establishment or facility which includes the retail sale and service of all alcoholic beverages, not in conjunction with a restaurant, including liquor, beer or wine for on-premises consumption.
12. Manual car wash.
13. Indoor gun ranges 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.

D. Waiver of Minimum Distance for a Liquor License: The minimum distance between the Property and a church or school as required by Section 656.805 of the Zoning Code is waived for restaurants serving alcoholic beverages.

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. Impervious surface ratio as required by Section 654.129.
3. Minimum yard requirements for nonresidential parcels:
 - a. Front – Zero (0) feet.
 - b. Side – Zero (0) feet.
 - c. Rear – Ten (10) feet.
 - d. These yard requirements shall not apply to internal parcels within the Property. Parking is permitted within any such required yard.
4. Minimum yard requirements for residential parcels:
 - a. Front – Twenty (20) feet.
 - b. Side – Twenty (20) feet.
 - c. Rear – Twenty (20) feet.
 - d. These yard requirements shall not apply to internal parcels within the Property or to townhomes, which instead shall be subject to Section 656.414 (Townhouses and Rowhouses). Parking is permitted within any such required yard.
 - e. If residential uses are vertically or horizontally integrated with nonresidential uses, the minimum yard requirements for nonresidential parcels shall apply.
5. Maximum height of structures:
 - a. Sixty (60) feet. Townhomes shall not exceed forty-five (45) feet unless integrated with nonresidential uses.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking for nonresidential uses shall be pursuant to Part 6 of the Zoning Code or the applicable ITE standard, subject to the review and approval of the Planning and Development Department. Parking for multi-family uses shall be provided at a minimum rate of 1.5 parking spaces per unit and shall not require separately designated loading spaces.
 2. *Vehicular Access.* Vehicular access to the Property shall be by way of Lane Avenue South and Ramona Boulevard, substantially as 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 CCG-2 zoning district as set forth in Part 13 of the Zoning Code.
- D. **Landscaping:** Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however, that internal buffering and internal landscaping between uses and/or parcels within this PUD shall not be required.
- 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 or Commercial Utilities.
- 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 1.1.12 - 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 like uses;
 - b. Creation of complementary uses;

- c. Enhancement of transportation connections;
 - d. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - e. 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. 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.
 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 permits residential density pursuant to the Comprehensive Plan and locates multi-family uses along the eastern half of the Property, which will provide a transition in intensity from the contemplated and existing retail fronting Lane Avenue South to the medium density residential properties to the east.
- D. **Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from Lane Avenue South and Ramona Boulevard. 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 has an existing Office Depot and abuts both large box and smaller retail establishments, including Home Depot, Applebee's Grill and Bar, and Bono's Pit Bar-B-Q. Lane Avenue South is a minor arterial.
- F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan 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.** The proposed PUD provides parking for nonresidential uses pursuant to Part 6 or the applicable ITE standard. Multi-family uses require 1.5 parking spaces per unit and do not require separately designated loading spaces.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.