

## **PUD WRITTEN DESCRIPTION**

**JACKSON ROAD OFFICE PUD**  
**226 Jackson Road (RE #162942-0000)**  
**May 23, 2024**

### **I. PROJECT DESCRIPTION**

#### **A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses:**

The Applicant proposes to rezone approximately 2.10± acres of property located at 226 Jackson Road from RMD-A to PUD for the purpose of permitting the continued operation of a professional office building with a vehicular use area for the parking and storage of fleet vehicles (limousines and buses) associated with the existing business. A companion application has also been filed to amend the current future land use designation of MDR to RPI.

Situated just north of Atlantic Boulevard (on the western side of Jackson Road), the subject property is currently developed with a professional office building (which was originally built in 1954 as a single-family home), a free-standing garage, carport and vehicular use area (for the parking and storage of fleet vehicles) that is completely screened from public view and all adjoining properties.

The subject property is located directly adjacent to a parcel which serves as an outdoor parking and storage lot for the Mercedes-Benz and Lexus auto dealerships (operated by Fields Auto Group), which parcel was rezoned in 2014 from RMD-A to PUD in connection with the consolidation of zoning for seven (7) separate parcels associated with operations of the automobile dealerships. Similarly, the western boundary of the subject property abuts a parcel zoned CRO (with a future land use designation of RPI) which is developed with an auto wrecking yard and manufactured home. The parcel abutting the subject property to the north is zoned RMD-A and developed with a single-family dwelling, while the parcel located east of the subject property (on the other side of Jackson Road) is vacant/undeveloped and zoned RMD-A.

The Applicant is seeking to rezone its property to PUD and allow for its continued operation as the home site of its professional business operations (consistent with both the CO and CRO zoning districts), including the parking and storage of limousines and buses used exclusively by company drivers, consistent with the intensity of uses on the adjoining parcels located south and west of the subject property.

#### **B. Project Name:**

JACKSON ROAD OFFICE PUD

- C. Project Agent:**  
Zachary W. Miller, Esq.
- D. Project Engineer:**  
N/A
- E. Project Developer:**  
N/A
- F. Current Land Use Designation:**  
MDR
- G. Current Zoning District:**  
RMD-A
- H. Requested Zoning District:**  
PUD
- I. Real Estate Number(s):**  
162942-0000

## **II. QUANTITATIVE DATA**

- A. Total Acreage:**  
+/- 2.10 acres
- B. Total amount of non-residential floor area:**  
1,712 sf (1,064 sf single-family home and 648 sf detached garage)
- C. Total amount of land coverage of all buildings and structures:**  
Maximum lot coverage of forty (40) percent.  
  
Maximum impervious surface eight-five (85) percent.

## **III. STATEMENTS**

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

The PUD differs from the usual application of the Zoning Code in the following respects:

- The PUD binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; and

- The PUD permits a unique and creative approach to the planning and development of the Property; and
- The PUD limits the permitted uses to those associated with the existing office building (including the parking, storage and light maintenance of company vehicles), along with appropriate screening of the vehicular use area to shield it from view of both adjoining properties and the public right-of-way.

**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 Property is privately owned and will remain so; as such, all areas will be maintained by the property owner and/or commercial tenant.

**IV. USES AND RESTRICTIONS**

**A. Permitted Uses:**

The permitted uses shall be limited to those allowed in the CO zoning district (e.g., professional office building), including the vehicular use area for the parking and storage of fleet vehicles (limousines and buses) associated with the business.

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

Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.

**V. DESIGN GUIDELINES**

**A. Lot Requirements:**

- |                                  |          |
|----------------------------------|----------|
| 1. Minimum lot area:             | None.    |
| 2. Minimum lot width:            | None.    |
| 3. Maximum lot coverage:         | None.    |
| 4. Minimum front yard:           | 20 feet. |
| 5. Minimum side yard:            | 5 feet.  |
| 6. Minimum rear yard:            | 10 feet. |
| 7. Maximum height of structures: | 35 feet. |

**B. Ingress, Egress and Circulation:**

1. **Parking Requirements.**

The proposed PUD will provide the required parking to support the primary use of the property (professional business office).

2. **Vehicular Access.**

Vehicular access to the Property shall be by way of Jackson Road, as more fully depicted on the conceptual Site Plan accompanying this PUD application.

3. **Pedestrian Access.**

Not applicable, as the primary use of the property (office building) is limited to access by employees and/or independent contractors of the company.

**C. Signs:**

Signage shall be allowed in accordance with Part 13 of the Zoning Code.

**D. Landscaping**

The Property shall provide for buffering as shown on the attached site plan and shall otherwise be developed in accordance with Part 12 of the Zoning Code.

**E. Recreation and Open Space:**

Not applicable.

**F. Utilities**

Water will be provided by JEA. Sewer shall be by private system.

**G. Wetlands**

Any wetlands will be permitted according to local, state, and federal requirements.

**VI. 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.

**VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2045 Comprehensive Plan and Land Use Regulations and will be beneficial to the surrounding neighborhood and community, as follows:

- The PUD is more efficient than would be possible through strict application of the Zoning Code; and

- The PUD is compatible with surrounding land uses and will improve the characteristics of the surrounding area; and
- The PUD will promote the purposes of the City of Jacksonville 2045 Comprehensive Plan.

## VIII. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.*** The subject property is currently designated with a land use category of Medium Density Residential (MDR), as per the Future Land Use Map (FLUM) of the 2045 Comprehensive Plan. A companion land use amendment application has been filed to change the existing FLUM designation of MDR to Residential-Professional-Institutional (RPI). The RPI land use category permits all of the proposed uses in the instant PUD application, and the proposed development is consistent with the operative Goals, Objectives and Policies of the Future Land Use Element for the 2045 Comprehensive Plan.

Residential Professional Institutional (RPI) is a category primarily intended to accommodate medium to high density residential, office, and institutional uses. Principal uses include multi-family dwellings, office and institutional uses, and single-use developments shall be limited to residential, institutional, restaurant, or office uses. Secondary uses having external impacts similar to the allowable primary uses are also included, including off-street parking lots and garages that serve principal or secondary uses permitted within the RPI category.

In addition to the PUD uses being consistent with the applicable RPI land use designation, the PUD furthers the 2045 Comprehensive Plan policies and provisions. The PUD achieves these policy directives through site-specific development standards such as the restriction of uses; building setbacks, the gradual transitioning of uses, site lighting to minimize interference with adjacent properties, visual screens, buffering and access restrictions). The operative provisions of the FLUE are further achieved through the PUD development restrictions to ensure compatibility and an appropriate transition of uses within this area. For instance, the vehicular use area (for parking/storage of company vehicles) will be closed to the public and completely screened from public view and neighboring properties, thereby providing an appropriate transitioning of uses between the existing commercial and residential areas.

- **GOAL 1** To ensure that the character and location of land uses optimize the combined potentials for economic benefit, and 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.
- **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.

- **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.
- **Policy 1.1.9** Promote the use of Planned Unit Developments (PUDs) 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.
- **Policy 1.1.13** Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through creation of complementary uses; use of noise, odor, vibration and visual/ aesthetic controls; and/or other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses
- **Policy 1.1.21** Future rezonings and amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business, with the intent that this balance of uses shall:
  - A. Foster vibrant, viable communities and economic development opportunities;
  - B. Address outdated development patterns; and/or
  - C. Provide sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.
- **Objective 1.6** The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents
- **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.

- **Policy 3.1.2** Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition
  - **Policy 3.1.14** The Land Development Regulations shall include site design standards to ensure compatibility with adjacent uses and to protect neighborhood scale and character through transition zones, bulk, massing, and height restrictions
  - **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.
  - **Policy 3.2.1** The City shall encourage development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.
  - **Policy 3.2.4** Permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations
  - **Policy 3.2.27** Compatibility of new non-residential developments or high density residential developments with adjacent and abutting residential neighborhoods shall be achieved through the implementation of site design techniques including but not limited to: transitions in uses; buffering; setbacks; the orientation of open space; and graduated height restrictions to affect elements such as height, scale, mass and bulk of structures, pedestrian accessibility, vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise and odor.
- B. Consistency with Concurrency Management System.** The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency and Mobility Management System Office (CMMSO).
- C. Allocation of Residential Land.** There are no residential uses proposed in this PUD.
- D. Internal Compatibility/Vehicular Access.** The conceptual site plan attached as Exhibit "E" addresses circulation for the Property. Access to the vehicular access area of the property shall be gated and screened from public view and adjacent properties; further, access to the vehicular use area shall be limited to employees and/or agents of the business.

- E. External Compatibility/Intensity of Development.** The PUD emphasizes the importance of transitioning the land uses (commercial/industrial/office/residential) surrounding the proposed development, thereby promoting a logical transition of uses and land use fabric that is both appropriate and compatible with the trends in the area. The Property is located adjacent to parcels devoted to commercial uses on the southern boundary (outdoor parking and storage lot), industrial uses on the western boundary (junkyard), a single-family home on the northern boundary and a vacant lot (zoned RMD-A) on the opposite side of Jackson Road. As per the conceptual site plan for the PUD, the subject property will be developed so as to minimize light trespass, odors, noise, dust, traffic or interference with any surrounding residential lands.
- F. Recreation/Open Space.** There is no residential use proposed in this PUD, therefore recreation space is not required within the PUD to meet the requirements set forth in the 2045 Comprehensive Plan.
- G. Impact of Wetlands.** Any wetlands will be permitted according to local, state, and federal requirements.
- H. Limited Species Regulations.** The Property is substantially built-out and less than fifty acres; therefore, a listed species survey is not required.
- I. Off-Street Parking and Loading Requirements.** The Property will comply with Part 6 of the Zoning Code, except as otherwise set forth herein and in the conceptual PUD site plan.
- J. Pedestrian Circulation System.** There shall be no public access to the vehicular use area of the Property, which shall be screened from public view and gated to restrict access to employees/agents of the business.
- K. Stormwater Retention.** Retention shall meet the requirements of the City of Jacksonville and all other state and local agencies with jurisdiction including the St. Johns River Water Management District.
- L. Utilities.** JEA provides electric water services to the Property. Sewer provided by private system.

## **IX. SUCCESSORS IN TITLE**

All successors in title to the Property shall be bound to all development standards and conditions of the PUD, as contained herein and in the Ordinance approving the same.