

**PUD WRITTEN DESCRIPTION  
1839 MAIN STREET NORTH PUD  
December 1, 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 1.19 acres of property to allow for an open-air food hall on the property located at 1839 Main Street North (RE# 071815 0005) 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 Area, and is zoned CCG-S. The Property is located within the Springfield Zoning Overlay.

The Property is currently vacant and was historically used as an automobile service garage. Consistent with the vibrant reinvigoration occurring throughout Springfield, Applicant intends to develop the Property into a community-oriented, open-air food hall with outdoor seating, games and family-friendly entertainment. This project will feature built out space for restaurant kitchens in addition to some food truck pads to provide diverse offerings operating under a centralized restaurant alcohol license. Picnic areas, kids areas, outdoor games and beverage service are spread throughout the Property to promote communal integration, recreation and pedestrian circulation.

The proposed use is consistent with the multitude of unique restaurant and brewery establishments along Main Street, including Strings Sports Brewery and Main Street Food Park, both of which offer outdoor food and alcohol service. Specifically, the surrounding uses are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	CGC	CCG-S	Sam’s Southern Restaurant
East	CGC	CCG-S	Closed alley/Residential
South	CGC	CCG-S/PUD (1985-1217)	Springfield Scoops Ice Cream/ Retail/Pharmacy
West	RPI/CGC	CRO-S/PUD (2017-0046)	Main Street/Strings Sports Brewery

- B. Project name: 1839 Main Street North PUD.
- C. Project architect: Design Cooperative, LLC.
- D. Project developer: Island Partners, LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: CGC.

G. Current zoning district: CCG-S.

H. Requested zoning district: PUD.

I. Real estate number: 071815 0005.

## **II. QUANTITATIVE DATA**

A. Total acreage: 1.19 acres.

B. Total amount of nonresidential floor area: Fifty-two thousand (52,000) square feet.

## **III. STATEMENTS**

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

This PUD generally adopts the CCG-S zoning district standards with the following modifications:

1. Restaurants, food trucks, hot dog stands, and other similar services are permitted uses. Permanent outdoor sales and service subject to the requirements specified in Section IV.A.2. and service of all alcohol beverages are permitted. The proposed food hall shall comply with the hours of operation as set forth in Section IV.D. herein.
2. Commercial outdoor recreational and entertainment facilities are permitted.
3. The following uses are prohibited:
  - a. Gymnasiums, dry cleaning, funeral homes, marinas and job printing.
  - b. Off-street commercial parking lots.
  - c. Hospitals.
  - d. Veterinarians.
  - e. Churches.
  - f. Crematories.
  - g. Service stations.
  - h. Recycling collection points.
  - i. Emergency shelter homes.

- j. Adult care centers.
- k. Residential treatment facilities.
- l. Drive-thru bank tellers are permitted only by exception.
- 4. Due to the urban and pedestrian-oriented nature of Main Street, yards are not required.
- 5. Due to the project contemplating substantial open-air facilities, buildings may be less than seventy percent (70%) of the lot width.
- 6. Perimeter landscaping for vehicle use areas shall be a minimum of three (3) feet on average and may be accounted for along other perimeters of the Property not featuring vehicle use areas. Historic fencing guidelines are incorporated.
- 7. A waiver of minimum distance for liquor license location as detailed in Section 656.805 of the Zoning Code will not be required.
- 8. Hours of operation and design requirements for outdoor light and sound are established.
- 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. Restaurants, food trucks, hot dog stands, and other similar food and drink services including outdoor sales and service and service of all alcoholic beverages for on-or off-premises consumption or both. Outside areas may exceed the inside area for sale and service, and landscaping may be utilized as a barrier. Entrances and exits to outdoor areas may exceed four (4) feet in width. Dogs are permitted in any outdoor seating and dining area pursuant to Section 656.401(ii).
- 2. An establishment or facility with permanent outdoor sales and service.

3. Commercial outdoor recreational or entertainment facilities, including not limited to, playgrounds, outdoor games such as Jenga and cornhole, and performance stages with live music, plays and other similar events.
4. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, and similar uses (but not dance halls).
5. Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair) art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal boarding kennels), musical instruments, florist or shops, delicatessens, bakeries (but not wholesale bakeries), home furnishings and appliances (including repair incidental to sales), office equipment or furniture, antiques, hardware, new automobile parts (including rebuilt parts not installation, repair or rebuilding of parts) and accessories and similar uses.
6. Service establishments such as barber or beauty shops, shoe repair shops, restaurants, interior decorators, reducing salons, self-service laundries or dry cleaners, tailors or dressmakers, laundries or dry cleaning pickup stations, radio and television broadcasting offices and studios, communication antennas, blueprinting, radio and television repair shops, travel agencies, employment offices, (but not day labor pools), home equipment rental and similar uses.
7. Banks (not including drive-thru tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions.
8. All types of professional and business offices, newspaper offices (but not printing), employment offices, union halls, buildings trades contractors (not requiring outside storage or the use of a vehicle in excess of one-ton capacity or equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment) and similar uses.
9. Art galleries, museums, community centers, music, photography, gymnastics, karate and martial arts studios, theaters for stage performances (but not motion picture theaters) dance, art, vocational, trade or business schools and similar uses.
10. Homes for aged and orphans.
11. Nursing homes.
12. Day care centers or care centers for children meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
13. Retail plant nurseries (including outside display but not landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity).

14. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
15. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
16. Schools meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

B. Permissible Uses by Exception:

1. New multiple-family structures.
2. Live-work lofts meeting the criteria set forth in Section 656.369.
3. Private clubs.
4. Billiard parlors.
5. Banks including drive-thru tellers.

C. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403 and the Springfield Zoning Overlay.

D. Limitations on Uses:

1. Outside sales and service may not occur later than 10:00 PM on Mondays, Tuesdays and Wednesdays, 12:00 AM on Thursdays, Fridays and Saturdays, and 9:00 PM on Sundays.
2. Audio amplification, stage lights and other illumination throughout the Property are permitted but must be designed and installed to minimize unreasonable interference or impact on nearby residential properties such that audio amplification and light are directed into the site and away from any neighboring residential development.
3. New rooming houses are prohibited.
4. Unless otherwise provided for herein, preparation and storage shall be conducted within a completely enclosed building.
5. Pay phones and vending machines must be located along a building front only, within five (5) feet of the front wall of the primary entrance. The building must be

occupied. Pay phones and vending machines shall not obstruct a sidewalk and must be removed within thirty (30) days of a building being vacated.

6. Satellite dishes and associated structures, including but not limited to poles, posts, and other mounting or supportive devices, may not be located within a required yard or within the public right-of-way.
- E. Waiver of Minimum Distance for a Liquor License: A waiver of minimum distance for liquor license location as detailed in Section 656.805 of the Zoning Code will not be required. The Property is less than 1,500 feet from several churches and schools in the Springfield neighborhood as detailed on the liquor distance survey filed herewith; however, the proposed alcoholic beverage use is designed to be an integral part of a planned unit development, is within the commercial corridor of Main Street which is characterized by a mix of buildings – many of which share a party wall similar to a shopping center, will be served in conjunction with a restaurant license, and will not be directly visible along the line of measurement defined in Section 656.806 due to the screening and landscape at the perimeter of the project. Other establishments within a similar distance from the church include alcohol service including Strings Sports Brewery at 1850 N. Main Street, Hyperion Brewing at 1744 N. Main Street Crispy's Springfield Gallery at 1735 N. Main Street. Moreover, the approval is consistent with the intent of the Springfield Overlay providing "the property disinvestment and blight caused by incompatible zoning and other factors associated with core City decline must be reversed through a comprehensive revitalization program that will include zoning districts tailored to the neighborhood. Standards should allow appropriate and compatible development to proceed without the high costs associated with variances and administrative deviations required to deviate from current lot and use standards."

## **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 (including accessory use structures):
  - a. Front – None.
  - b. Side – None.
  - c. Rear – None.

4. Maximum height of structures: Forty-five (45) feet. Accessory structures shall not exceed the height of the tallest principal structure on the Property.
5. Building width: Building width may be below seventy percent (70%) of the lot width.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.*

- a. No minimum parking is required, except for churches with more than 50 sanctuary seats, which must provide at least 50 percent (50%) of the minimum number of off-street parking spaces required pursuant to Part 6 of the Zoning Code, and multiple-family and live-work loft uses, which must provide at least 80 percent (80%) of the minimum number of off-street parking spaces required pursuant to Part 6 of the Zoning Code.
- b. On-site or off-site parking areas are allowed within 30 feet of a street right-of-way if a wall is provided parallel to the right-of-way. This wall shall be located within ten feet of the right-of-way or shall generally follow the front wall of surrounding buildings. The wall shall be a three-foot high solid wall with a three-foot high metal picket fence on top of the wall.

2. *Vehicular Access.* Vehicular access to the Property shall be by way of Main Street North and 8th Street East, 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-S 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 except as provided herein. Perimeter landscaping around vehicle use areas shall be a minimum of three (3) feet on average for each linear foot of vehicle use area frontage along a public right-of-way, exclusive of driveways. This requirement may be met by locating perimeter landscaping along non-vehicle use areas so long as the total provided perimeter landscaping meets the three (3) foot on average requirement herein. No interior landscaping or terminal islands shall be required within the back of house service area. Fencing up to six (6) in feet in height may be used along front yards at Main Street and 8<sup>th</sup> Street and eight (8) feet along the alley and back of house side yards. The project will respect the standards for style detailed in the Fencing Guidelines for Locally Designated Historic Districts established by the Jacksonville Historic Preservation Commission. For the sake of clarity, abutting properties are complementary and do not require an uncomplementary landscape buffer.

- 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.

## **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 the JEA Collection Systems available within a five (5) 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 multi-family uses pursuant to the CGC land use category and the CCG-S zoning district.
- D. **Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Pedestrian access to the site is available from Main Street North, while vehicular access is contemplated for 8th Street East. 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 abuts Sam's Southern Eatery, Springfield Scoops ice cream, and retail facilities, and is adjacent to Strings Sports Brewery.
- 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 pursuant to the Springfield Zoning Overlay, which does not require on-site parking for commercial uses.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.