

JOHN GORRIE PUD
WRITTEN DESCRIPTION
June 23 2024

1. PROJECT DESCRIPTION

John Gorrie Investment Group, LLC (the “Applicant”) originally rezoned 3.74 acres from PBF-1 and RMD-B to Planned Unit Development (“PUD”) and now proposes to rezone the .23 acre parcel fronting along Stockton Street (the “Row House Parcel”) from PUD to PUD. The subject property is located at the northwest corner of College and Stockton Streets in an urban infill setting. The PUD zoning district is being requested to allow for the redevelopment and adaptive reuse of the subject property and its contributing structures that are currently underutilized and in need of modernization and rehabilitation. To that end, the entire property shall be classified as a redevelopment project only. The historic character of the buildings will be maintained and enhanced as part of the redevelopment of the subject property. This PUD will allow for the development of new single family homes on the Row House Parcel.

The subject property of 0.23 acres, which fronts on Stockton Street is located within the Riverside/Avondale Zoning Overlay District and is currently identified as a Commercial Character Area. Due to the existing conditions, historical relevance and redevelopment constraints of the subject property, the opportunities afforded by the Applicant necessitate rezoning of the property to ensure the successful adaptive reuse for the project. A PUD is requested to ensure flexibility, yet predictability, in the implementation of the City of Jacksonville Zoning Code. Additionally, the categorization of zoning criteria will be consistent with the Riverside/Avondale Zoning Overlay, as amended. Where appropriate the zoning criteria will apply to the character areas applicable to the property.

The PUD would permit the development of five residential units at the intensity as depicted on the site plan attached as Exhibit “E” and as described herein. The following information constitutes the written description of the intended plan of development for the John Gorrie Renovation PUD.

II. DIFFERENCES FROM THE USUAL APPLICATION OF THE ZONING CODE

The following provisions of the PUD differ from the usual application of the provisions of the Zoning Code due and are necessary due to the unique shape and size of the subject property;

- A. The permitted uses are restricted to single family homes and there are no permitted uses by exception.
- B. Existing street parking is utilized to meet the minimum parking requirements for the PUD.

- C. The minimum lot width is 30 feet and the minimum lot area is 1,500 square feet.
- D. The maximum lot cover age is 80%.
- E. The maximum front and rear setbacks are 2 feet.
- F. Pedestrian access in the Row House Area will be secured by decorative fencing, gates and other devices which match the style and color of the fencing in the Historic Residential Character Area and which do not exceed five feet (5') in height.
- G. Signage is limited to real estate, direction and historical signs.
- H. Buffer and landscape requirements are limited to requiring ten (10), three foot (3') tall shrubs and ground cover located in the front yard between the front porch and the sidewalk, one (1) four inch (4") dbh tree planted between each home and on the outside of each home at either end of the row of homes and sod for the remainder of each yard

III. USES AND RESTRICTIONS

Attached hereto is a site plan depicted on Exhibit "E" indicating the general design of the development and Exhibit "E-1" showing specific site plan for the proposed single family, row homes along Stockton Street. The provisions of this written description shall supersede any previous written descriptions which may have been applicable to this site.

Row House Area Uses

A. Permitted Uses and Structures:

Detached single family "row homes" meeting the criteria set forth in this PUD. See the enclosed Elevations and Floor Plans at Exhibit "F" for the homes to be constructed.

B. Permitted Accessory Uses and Structures:

Air conditioning compressors or other equipment designed to serve the main structure are permitted accessory uses and structures and may be located in a required yard but not less than two feet from a lot line.

I. Permissible Uses by Exception:

N/A

IV. DESIGN GUIDELINES

A. Lot Requirements:

(1) Row House Area

- i. Minimum lot area: 1,500 square feet.

- ii. Minimum lot width: 30 feet.
- iii. Maximum lot coverage: 80 percent.
- iv. Minimum front setback: 2 feet.
- v. Minimum side setback: 5 feet.
- vi. Minimum rear setback: 2 feet.
- vii. Maximum height of structures: 35 feet.

B. Parking and Vehicular Use Area Requirements:

- (1) Row House Area: The vehicular use area (VUA) may be located partially or entirely in public rights of way and the proposed VUA located along the western edge of Stockton Street between College Street and Myra Street shall be used to fulfill the parking stall quantity requirements for the improvements in the Row House Area within this PUD.

D. Pedestrian Access:

- (1) Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan. The existing sidewalks along the west side of College Street and the south side of Myra Street shall provide the required sidewalks for the Row House Area.
- (2) All sidewalks constructed on and adjacent to the property shall at a minimum be consistent with the materials that currently exist on the block. Building one (1) as noted on the site plan shall be considered the principal structure for the project in terms of the pedestrian sidewalk connections to public sidewalks in accordance with Section 656.399.29, Part 3, Jacksonville Zoning Code.
- (3) Pedestrian access in the Row House Area will also be secured by decorative fencing, gates and other devices which match the style and color of the fencing in the Historic Residential Character Area and which do not exceed five feet (5') in height, as shown by the site plan for the Row House Area at Exhibit "E-1".
- (4) Based on the principles set forth in Section 656.399.13, Jacksonville Zoning Code, and the fact that the adaptive reuse of contributing structures are the primary goals for this project. The following criteria constitute the requirements for walkways and pedestrian connections between vehicular use areas and building entrances in the Row House Area.
 - i. Pedestrian connections from vehicular use areas to structures shall be defined as the shortest, clearly defined route from the edge of VUA to any single entrance point to the building(s). Route does not include those associated with barrier free access, parking islands, crosswalks or on-street parking.
 - ii. Where appropriate and site conditions allow pedestrian connections will be clearly defined by a six (6) inch vertical curb.

- iii. Pedestrian circulation within vehicular use area shall occur informally, with clearly defined networks located primarily at the building entrances by means of walkways and sidewalks.
- iv. Shade, palm or ornamental trees shall be planted equal to an average of one (1) tree per fifty (50) linear feet of walkway unless the walkway is adjacent to or included within a compliant buffer or frontage planting. Additionally, the linear footage is calculated based on the walkway meeting the requirements in this subpart. The walking distance or pedestrian circulation interior to the VUA is not part of the calculation.

E. Signage and Public Art:

- (1) For the purposes of this PUD, the following are the signage types apply:
 - (i) Row House Signage – No building identification signage will be allowed. Real estate (for sale or rent), construction, model home and other such temporary activity signs not to exceed a maximum of eight (8) square feet each shall be permitted provided that only one such sign for each lot shall be allowed.
 - ii. Directional Signage – Directional Signs that indicate ways to and from PUD entrances, major buildings and key components of the development for vehicular users and pedestrians shall be permitted throughout the PUD. The design of such Directional Signs shall be reflective of the overall character of the PUD and may include the relevant logo(s) and name of the development. Vehicle-oriented directional signs may be a maximum of eight (8) square feet in area per sign face.
 - iii. Historical Signage – Historical signage that is reflective of the overall character of the PUD and the Riverside/Avondale Overlay is permitted subject to approval of the size, content and location of such signage by the Planning and Development Department.
- (2) The urban buffer and street trees prescribed in Section 656.399.32 Jacksonville Zoning Code will not apply to this PUD due to the pending Stockton Town Center improvement plans not incorporation these elements.
- (3) For Vehicular Use Areas in the Historic Residential Character Area that abuts any use other than single family residential, no buffer shall be required.

- G. Landscaping and Buffers – Row House Area-** There are no existing trees located on the area to be developed as Row Houses. The required landscaping for the Row Houses shall be a minimum of ten (10), three foot (3') tall shrubs and ground cover located in the front yard between the front porch and the sidewalk, one (1) four inch (4") dbh tree planted between each home and on the outside of each home at either end of the row of homes and sod for the remainder of each yard that complies with Section 656.1211(e), Jacksonville Zoning Code, and the necessary irrigation as provided for by

Section 656.1221(f), Jacksonville Zoning Code. There shall be no required minimum planting area for the trees.

H. Architecture

- (1) The architecture, colors and building standards for the Row Houses shall be substantially the same as the Elevations and Floor Plans at Exhibit “F” subject to the approvals as otherwise set forth herein. The development of the Row Houses shall be required to obtain a Certificate of Appropriateness and its design shall be reviewed and approved by the Planning and Development Department and the Jacksonville Historic Preservation Commission. Any changes to the exterior or architectural design of the building shall be submitted to the Planning and Development Department for their review and approval. The Applicant shall concurrently provide written notice to both Riverside Avondale Preservation (RAP) and the respective District City Council Member via certified mail with a detailed copy of said exterior or architectural design change.
- (2) Mechanical equipment located at ground level (except backflow preventors, hydrants and meters) shall be placed consistent with Section 656.399.29 (6), Jacksonville Zoning Code. Backflow preventors shall be screened in accordance with the Riverside/Avondale Zoning Overlay District. Being a redevelopment and adaptive reuse project, every measure will be taken to screen mechanical equipment by the use of walls, landscaping and similar materials per the Riverside/Avondale Zoning Overlay District. For the Row Homes, the mechanical equipment shall be located in the side yard as shown on the Elevations and Floor Plans and screened from view from Stockton Street by a six foot (6’) tall section of white vinyl fence with PVC lattice at the top.

I. Historic Preservation Requirements

- (1) This PUD shall be subject to requirements, review and approval of the Jacksonville Historic Preservation Commission (HPC) and Chapter 307 of the Jacksonville Ordinance Code. The intent is that this project be designed and developed with close coordination with the JHPC to develop strategies to successfully integrate the project with the neighborhood. In this context, the methods and components of the project will be developed as the project proceeds and will be fully coordinated with the JHPC, RAP and the City of Jacksonville Planning and Development Department as required.

V. 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 and to Riverside Avondale Preservation (RAP) identifying all existing and

proposed uses within the Property and showing the general layout of the overall property. The preliminary development plan for the Row Homes shall be submitted separate from the buildings in the Historic Residential Character Area.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT

The proposed development allows for an adaptive reuse of existing structures in a mixed-use development. The project is consistent with the general purpose and intent of the City of Jacksonville 2010 Comprehensive Plan and Land Use Regulations. The project will be beneficial to the surrounding neighborhood and community.

- A. Creative in its approach through the use of existing buildings and urbanized site for redevelopment.
- B. More desirable than would be possible through strict application of the minimum requirements of the Jacksonville Zoning Code.
- C. More efficient and will have lower development costs.
- D. Compatible with surrounding land uses, including the existing residential and commercial uses.
- E. Supportive of the property values and a substantial improvement of the quality of development on the property as of the date hereof.
- F. The proposed project is consistent with the principles set forth in the Riverside/Avondale Zoning Overlay District, as amended.

VII. PUD REVIEW CRITERIA

- A. Consistency with Comprehensive Plan:** The Property is located within the HDR land use category according to the Future Land Use Map of the Comprehensive Plan and is zoned PUD. The HDR land use category allows residential development of up to sixty (60) units per acre. The proposed development will not exceed the density provided for by the Comprehensive Plan for residential development.
- B. Roadways/Consistency with the Concurrency Management System:** The development of the property will comply with the requirements of the Concurrency Management System and shall conform to the roadway ingress and egress approved as part of this PUD.

- C. Allocation of Residential Land Use:** The development will propose a number of residential units consistent with the HDR land use category and within the allocations set for in the Comprehensive Plan.
- D. Internal Compatibility:** Internal access and circulation will be addressed as part of the Final Engineering Plan review and subject to the approval of the City Traffic Engineer.
- E. External Compatibility/Intensity of Development:** The development is consistent and compatible with the planned and permitted development in the area. The surrounding property uses include medium density residential properties to the north, west and south. The Row House Area abuts the multi-family uses to the west and is across the street to the north and south from detached single-family homes. Commercial uses are located to the east of the subject property across Stockton Street to serve the residential development proposed. Therefore, the proposed use is compatible in both intensity and density with these surrounding developments and zoning districts.
- F. Useable Open Spaces, Plazas, and Recreation Areas:** The PUD shall be required to provide open space per the Public Space Standards pursuant to Section 656.399.33, Jacksonville Zoning Code. The required public space shall be fulfilled in any location on the property regardless of character area designation. For example, for the purposes of this PUD, the public space requirement for residential units may be fulfilled on areas designated as part of the Row House Area and utilize any of the options offered in Section 656.399.13 Part 4a-4f. The open space located south of the Row House Area shall fulfill the required open space requirements for the PUD.
- G. Impact on Wetlands:** The property has no jurisdictional wetlands.
- H. Listed Species Regulations:** Not applicable.
- I. Off-Street Parking:** Development of the Property will generally comply with the off-street parking set forth in the Riverside/Avondale Zoning Overlay District, as amended, the Jacksonville Zoning Code and this PUD, as mended herein, except as otherwise set forth herein
- J. Sidewalks, Trials, and Bikeways:** Sidewalks shall be maintained and/or improved along the exterior boundary of the subject property as they currently exist. The locations of all sidewalk plans are subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- K. Stormwater Retention:** Stormwater retention/detention system shall be constructed in accordance with the requirements of the City of Jacksonville and St. Johns River Water Management District, provided however, that the Row House area may drain to

Stockton and Myra Streets and be treated by the existing drainage system serving those streets

- I. Utilities:** Water, sewer and electrical services to the subject property are available through JEA.
- M. Temporary Uses:** Temporary sales and leasing office(s) and/or construction trailer(s) shall be allowed to be placed on site and moved throughout the site if necessary.
- N. Modifications:** Amendment to his approved PUD district shall only be accomplished by Minor Modification or by the filing a Rezoning application pursuant to Section 656.341, Jacksonville Zoning Code. Upon filing either Minor Modification or Rezoning application, the Applicant shall concurrently provide written notice to Riverside Avondale Preservation via certified mail with a copy of said filing and all related revised plans.
- O. Successors in Title:** All successors in title to the property, or any portion of the property, shall be bound by the conditions of this PUD.
- P. Conceptual Site Plan:** The plans and other visual illustrations in this PUD application are conceptual. The site plan, as submitted, reflects the best current thinking and planning for the site. It is possible, however, that revisions to the site plan, including but not limited to access points and internal circulation, may be required as the proposed development proceeds through final engineering and site plan review. Therefore, the site plan is conceptual, recognizing that future changes will be subject to further review and approval by the Jacksonville Planning and Development Department.
- Q. Savings Clause:** Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of the City of Jacksonville, including without limitation any Concurrency Management Ordinances, the Riverside Avondale Zoning Overlay, as amended and the 2045 Comprehensive Plan, as may be amended from time to time, shall be applicable to this development, except modification to approved development plans by variance or exception shall be prohibited.

EXHIBIT F

PUD name

John Gorrie Row Houses

Total Gross Acreage	<input type="text" value="0.23"/> acres	100.00 %
Amount of each different land use by acreage		
Single family	<input type="text" value="0.23"/> Acres	<input type="text" value="100"/> %
Total number of units	<input type="text" value="5"/> D.U.	
Multiple family	<input type="text" value="0.00"/> Acres	<input type="text" value="0"/> %
Total number of units	<input type="text" value="0"/> D.U.	
Commercial	<input type="text" value="0.00"/> Acres	<input type="text" value="0"/> %
Industrial	<input type="text" value="0.00"/> Acres	<input type="text" value="0"/> %
Other land use	<input type="text" value="0.00"/> Acres	<input type="text" value="0"/> %
Active recreation and/or open space	<input type="text" value="0.00"/> Acres	<input type="text" value="0"/> %
Passive open space, wetlands or ponds	<input type="text" value="0.00"/> Acres	<input type="text" value="0"/> %
Public and/or private right-of-way	<input type="text" value="0.00"/> Acres	<input type="text" value="0"/> %
Maximum coverage of non-residential buildings or structures	<input type="text" value="8,015.00"/> Sq. ft.	<input type="text" value="80"/> %