

**PUD WRITTEN DESCRIPTION**

**1035 RIVERSIDE PUD**

~~July 11~~ [September 27, 2019](#)

**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 0.48 acres of property located at 1035 Riverside Avenue (RE# 090146-0000) as more particularly described in Exhibit 1 (the “Property”) from CRO to PUD to expand upon restaurant and retail uses permitted by exception in the CRO zoning district.

The Property includes a single building with approximately five thousand five hundred (5,500) square feet of space and thirty-three (33) off-street parking spaces. It currently houses Verb Jax Gym. Applicant seeks the current rezoning so that the building can be leased to future restaurant or retail operators that would otherwise be restricted by square footage limitations contained in the CRO zoning district.

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	RPI	CRO	Garden Club of Jacksonville
East	RPI	CRO	TigerLily Media
South	RPI	CRO	Riverside Building with Parisian Spa Institute and office use
West	RPI	CRO/PUD	Riverside Eye and Laser Specialists, 1000 Riverside Avenue building with River & Post restaurant and office use

B. Project name: 1035 Riverside PUD.

C. Project engineer: None.

D. Project developer: Blanding Orange Park, LLC.

E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.

F. Current land use designation: RPI.

G. Current zoning district: CRO-, [Riverside/Avondale Zoning Overlay Urban Transition Character Area \(not in the historic district\)](#).

H. Requested zoning district: Planned Unit Development.

I. Real estate numbers: 090146-0000.

**II. QUANTITATIVE DATA**

A. Total acreage: 0.48 acres.

- B. Total amount of non-residential floor area: ±5,500 square feet.
- C. Total amount of land coverage of all buildings and structures: 50%.

### III. STATEMENTS

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

The proposed PUD:

- 1. Permits retail uses otherwise permitted by exception and removes the limitation providing that retail use not exceed fifty percent (50%) of the gross floor area of the building.
- 2. Permits animal kennel use.
- 3. Permits restaurant use otherwise permitted by exception, removes the limitation providing that capacity not exceed sixty (60) seats, and provides that no waiver of minimum liquor distance be required for indoor sales and service.
- 4. Removes certain uses such as fraternity and sorority houses and inapplicable uses such as radio and broadcasting studios single family dwellings originally constructed prior to adoption of the Comprehensive Plan.
- 5. Removes uses such as school, church and community residential homes with performance standards and development criteria that cannot be satisfied on the Property.
- 6. Establishes a requirement for parking as provided in the existing lot for permitted uses, and removes the requirement for a dedicated loading space.
- 7. Provides that no interior landscaping shall be required within the parking lot located behind the building.
- 8. Existing signage is permitted to remain until such time as the existing tenant vacates the premises after which signage detailed in this PUD applies.

- 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 continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

### IV. USES AND RESTRICTIONS

- A. Permitted uses:

- 1. Medical and dental office or clinics (but not hospitals).
- 2. Professional and business offices.

3. Multiple-family dwellings.
4. Vocational, trade or business schools.
5. Colleges and universities.
6. Adult Congregate Living Facility (but not group care home or residential treatment facility).
7. Libraries, museums and community centers.
8. Banks without drive-through, savings and loan institutions, and similar uses.
9. Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters).
10. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a ~~stand alone~~standalone structure not exceeding 5,500 square feet.
11. Hospice facilities.
12. Employment office (but not a day labor pool).
13. Retail outlets for the sale of food, leather goods and luggage, jewelry (including watch repair but not pawn shops), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops, musical instruments, television and radio (including repair incidental to sales), florist or gift shops, delicatessens, bake shops (but not wholesale bakeries), and dry cleaning pickup stations subject to the following limitations:
  - a. Sale, display and preparation shall be conducted within a completely enclosed building.
  - b. Products shall be sold only at retail.
  - c. No sale, display or storage of secondhand merchandise shall be permitted.
14. Restaurants of up to one hundred fifty (150) seats, including the facilities for the sale and service of all alcoholic beverages for on-premises consumption. No waiver of minimum distance for a liquor license location shall be required for such alcohol use provided no outside sale or service is requested. Outdoor sales and service at ground level along Riverside Avenue is permitted. Additional outdoor sales and service is permissible only by exception.

B. Permitted accessory uses and structures:

1. As permitted pursuant to Section 656.403; ~~provided, however, that the yard and setback restrictions do not apply to such uses and structures.~~
- ~~0. Coin-operated laundromats and other vending machine facilities are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs~~

~~or other external evidence of the existence of such establishments visible from off-site.~~

D.C. Restrictions on uses:

- ~~1. Retail sales, display or storage of merchandise shall be subordinate and clearly incidental to a permitted use.~~
- ~~2.1.~~ No vehicles, other than passenger automobiles or trucks of not more than three-quarter-ton payload capacity or five thousand (5,000) pounds actual scale weight shall be used.
- ~~3.2.~~ Accessory use structures shall not be permitted in front yards as they are established by the location of the principal structure.

## V. DESIGN GUIDELINES

### A. Lot requirements:

1. Minimum lot area:
  - a. Multiple-family dwellings – six thousand (6,000) square feet for the first two (2) family units and two thousand one hundred (2,100) square feet for each additional unit.
  - b. All other uses – seven thousand (7,000) square feet (except as otherwise required for certain uses).
2. Minimum lot width:
  - a. Multiple-family dwellings – fifty (50) feet.
  - b. All other uses – seventy (70) feet (except as otherwise required for certain uses).
3. ~~Minimum~~Maximum lot coverage: Fifty (50) percent.
4. Minimum ~~yard~~setback requirements:
  - a. Front – twenty (20) feet.
  - b. Side – ten (10) feet; twenty (20) feet for multifamily dwellings with more than one principal structure on the lot; five (5) feet for accessory structures.
  - c. Rear – twenty (20) feet; five (5) feet for accessory structures.
  - d. All other uses:
    - i. Front – twenty (20) feet.
    - ii. Side – ten (10) feet
    - iii. Rear – twenty (20) feet.

5. Maximum height of structures:
  - a. Forty-five (45) feet; provided however, that height may be unlimited where all required yards are increased by one (1) foot for every one (1) foot of building height in excess of forty-five (45) feet.
  - b. Accessory Use Structures – fifteen (15) feet, provided the structure may be one (1) foot higher for each three (3) feet of additional setback up to the height of the primary structure or the structure shall otherwise be required the same setbacks of the primary structure.

B. Ingress, egress and circulation:

1. Parking requirements: The Project shall provide for a minimum of thirty (30) off-street parking spaces for uses in the five thousand five hundred (5,500) square foot building including restaurant use with up to one hundred fifty (150) seats. The parking spaces may be shared with the office building at 567 Bishopgate Lane. No dedicated loading space is provided.
2. Vehicular access: Vehicular access to the Property shall be by way of Bishop Gate Lane substantially as shown in the Site Plan. The final location of ~~any new~~ access points is subject to the review and approval of the Development Services Division.
- ~~3. Pedestrian access: Sidewalks are provided in compliance with the 2030 Comprehensive Plan.~~

~~B. Signs:~~

- ~~3. Pedestrian access: At such time as the Property is redeveloped as a restaurant with more than sixty (60) seats or the Property is demolished and redeveloped, sidewalks shall thereafter be added by Developer along the Property boundary line on Bishopgate Road.~~

C. Signs: At such time as the existing tenant vacates the premises, Developer agrees that the existing pole sign will be removed. Subsequent signage shall be in conformance with the following standards:

- ~~5.1.~~ One (1) double-faced externally-illuminated monument sign, not to exceed ~~twenty-four (24)~~ thirty-two (32) square feet in area per sign face and ~~eight (8)~~ five (5) feet in height may be placed at the entrance to the Project.
- ~~6.2.~~ Directional signs shall not exceed four (4) square feet.
- ~~7.3.~~ Real estate signs and construction signs in compliance with Part 13 of the Zoning Code are permitted.
4. Other signage including menu box signs and street art as permitted by the provisions of the Riverside/Avondale Zoning Overlay.

~~C.D.~~ Landscaping: Landscaping shall be provided as required by Part 12 of the Zoning Code [and the Riverside/Avondale Zoning Overlay](#) except that no interior landscaping shall be required within the off-street parking area located at the rear of the building [unless the existing building is demolished and the property is redeveloped](#).

~~D.E.~~ Lighting: Project lighting shall be designed and installed to localize illumination onto the Property.

~~E.F.~~ Recreation and open space: Recreation and Open Space shall be provided as required by the 2030 Comprehensive Plan.

~~F.G.~~ Utilities: Essential services including gas, telephone, water, sewer, cable and electric as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.

~~G.H.~~ 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**

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community. The PUD meets the following zoning and land use initiatives:

- A. Is more efficient than would be possible through strict application of the Zoning Code:
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area:
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan:

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

1. Objective 1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
2. Policy 1.1.8 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.

3. Policy 1.1.10 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
4. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.
5. Objective 1.2 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
6. Goal 3 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.