

WRITTEN DESCRIPTION
SAWYER RIBAUT AVENUE
DECEMBER 8, 2020

I. PROJECT DESCRIPTION for RE # 029942-0850 and RE# 029942-0840

The applicant proposes to rezone approximately 0.60 acres of property from PUD to PUD/CCG-2/RLD-60 to allow use as an Assisted Living Facility for 14 (fourteen) residents. The property is located at the southeast corner of Ribault Avenue and Trout River Boulevard. The site was developed in 2007 as a single family residence. The current land use is Community/General Commercial (CGC) /RLD-60 and zoning is Planned Unit Development for Assisted Living Facility no more than 8 individuals and single family residence only, having been previously zoned Community Commercial General-2 (CCG-2).

II. USES AND RESTRICTIONS

A. Permitted Uses: The proposed rezoning permits the property to be used for the following uses:

- (1) Assisted Living Facility for no more than (14) fourteen individuals.
- (2) Single-family

B. Permissible uses by exception:

None.

C. Accessory Structures:

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

D. Restrictions on Uses:

Limitations on permitted or permissible uses shall be as otherwise provided for in the City of Jacksonville Code of Ordinances.

III. DESIGN GUIDELINES

A. Lot Requirements:

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|-----|-------------------------------|------------------------|
| (1) | Minimum lot area | existing .6 acres |
| (2) | Minimum lot width: | existing |
| (3) | Maximum lot coverage: | 50 percent |
| (4) | Minimum front yard: | fifteen (15) feet each |
| (5) | Minimum side yard: | ten (10) feet each |
| (6) | Maximum height of structures: | thirty-five (35) feet |

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.*

The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code or as otherwise shown on the site plan.

(2) *Vehicular Access.*

Vehicular access to the Property shall be by way of Trout River Boulevard and Ribault Avenue, as required by the *2030 Comprehensive Plan* and substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

(3) *Pedestrian Access.*

Pedestrian access shall be provided by sidewalks installed or waived in accordance with the provisions of the *2030 Comprehensive Plan* and subject to the review and approval of the Planning and Development Department.

(4) *Architectural Design*

Buildings and structures shall be constructed and painted with materials that are aesthetically compatible and blend with the character of the surrounding area.

C. Signs.

One non-illuminated monument sign not exceeding a maximum of 24 square feet in area and 6 feet in height

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code as indicated on the site plan, except that the vehicular use buffer along the west property line will not be required. The required uncomplimentary land use buffer along the south property line will attenuate any negative impacts upon neighbors to the south and will provide visual screening of the site.

E. Recreation and Open Space:

None. Site security is increased by an active presence at the property, by security fencing, and by other proposed security measures, including video surveillance equipment, that will be taken by the owner.

F. Utilities

Water service will be provided by JEA.

Sanitary sewer service will be provided by Septic Tank Company

Electricity service will be provided by JEA.

G. Wetlands

No wetlands have been identified on site.

IV. DEVELOPMENT PLAN APPROVAL

With the 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.

V. 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 provide needed care for the elderly and will thereby be beneficial to the surrounding neighborhood and community. The current PUD zoning limits use to Assisted Living with 8 individuals /one single family unit,

however the proposed use is (a) much less intrusive than what is otherwise allowable under the underlying functional land use category, (b) much less intrusive than the zoning uses that were forfeited in 2005, (c) much less intrusive than what is currently allowed on adjoining property to the north, east, and south, and (d) is generally consistent with residential neighborhood uses as described in the Zoning Code, Part 3.

The proposed development is consistent with the visual character of the surrounding area, and will provide a transition between the residential areas to the west and south, and the more intense nearby commercial development along Old Lem Turner Road and Lem Turner Road.

Development is consistent with the purposes of the City of Jacksonville *2030 Comprehensive Plan* in that it provides a needed community service, is less intense than is otherwise allowed in the CGC functional land use category, and provides a natural transition buffer between commercial and residential uses.

Statements

The PUD differs from the normal zoning codes as it is for an Assisted Living Health Care Facility. Assisted Living Facilities must adhere to guidelines and practices which ensure the safety of their residents as well as the safety and comfort of the community.

Assisted Living facilities continual operation, maintenance, proper usage, procedures and policies are enforced, mandated and inspected:

- annually by The Agency for Health Care
- annually by Jacksonville Fire Department
- annually by The State of Florida Health Department
- annually by The Emergency Preparedness Department