

WRITTEN DESCRIPTION

ST. JOHNS 404 PUD

(March 12, 2021)

I. PROJECT DESCRIPTION

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

404 St. Johns Bluff Road N, 0 St. Johns Bluff Road N, & 10657 Airport Terrace Drive, RE #s: 163411 0010, 163411 0020, 163215 0000; 2.30 total acres; currently abandoned structure that was either residence and/or commercial office in CRO zoning district; surrounding uses are low-density residential (RLD-60), commercial, residential, office (CRO) and airport (PBF-3). Types of surrounding businesses include automobile dealership, rental car agency, airport, outdoor vehicle storage, retail, vacant, office, service garage, service station, extended-stay motel/hotel, storage and warehouse. The proposed project will consist of small to medium sized commercial office buildings with associated parking and required stormwater retention pond.

B. Project Name: St. John’s Office Park

C. Project Architect/Planner: Alpha Southeast

D. Project Engineer: Alpha Southeast

E. Project Developer: St. Johns 404, LLC

1) Current Land Use Designation: **RPI**; West half of 0 St. Johns is **LDR**.

2) Current Zoning District: **CRO**; West half of 0 St. Johns is **RLD-60**

F. Requested Zoning District: **PUD**

G. Real Estate Number(s); **163411 0010, 163411 0020, 163215 0000**

II. QUANTITATIVE DATA

A. Total Acreage: **2.30 Acres**

- B.** Total number of dwelling units: *0*
- C.** Total amount of non-residential floor area: 24,375 square feet
- D.** Total amount of recreation area: *0*
- E.** Total amount of open space: *21,592 sq.ft. (21%)*
- F.** Total amount of public/private rights-of-way: *0*
- G.** Total amount of land coverage of all buildings and structures: 65% of total lot area.
- H.** Phase of schedule of construction (include initiation dates and completion dates):

Construction to begin upon receipt of applicable building permits; all site work to be completed within 150 days thereafter.

III. STATEMENTS

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

The proposed PUD includes a multi-parcel property that is currently zoned CRO (Commercial-Residential-Office). The intended use of the property is going to be changed from vacant residential/office to PUD to accommodate two commercial office buildings and associated parking.

- 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 owner and its successors, assigns and lessees will continue to operate and maintain all areas and functions of the Property described herein.

IV. USES AND RESTRICTIONS

- A.** Permitted Uses:

- 1) Business & Professional offices
- 2) Offices, showrooms, and warehouses
- 3) 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 structure
- 4) Printing & Publishing
- 5) Storage of Boat, RVs, automobiles, but not line-haul/tractor trailer storage or food trucks
- 6) Express or parcel delivery offices and similar uses (but not freight or truck terminals)
- 7) Retail plant nurseries including outside delivery, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity
- 8) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display
- 9) Essential Services to include water, sewer, gas, telephone, radio & electric

- 10) Veterinarian services, animal boarding, meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception:

- 1) Indoor service and repair of general appliances and small engines without outdoor storage or display
- 2) Restaurants to include retail sale of beer & wine for consumption on premises
- 3) Auto laundry for boats, RVs and automobiles

C. Limitations on Permitted and Permissible Uses by Exception: *See above.*

D. Permitted Accessory Uses and Structures: *Those authorized in Section 656.403*

E. Restrictions on Uses: *None.*

V. DESIGN GUIDELINES

A. Lot Requirements:

- 1) *Minimum lot area: 10,000 square feet*
- 2) *Minimum lot width: 100 feet*
- 3) *Maximum lot coverage: none*
- 4) *Minimum front yard: 20 feet*
- 5) *Minimum side yard: 10 feet*
- 6) *Minimum rear yard: 10 feet*
- 7) *Maximum height of structure: 35' feet*

B. Ingress, Egress and Circulation:

Parking Requirements. The parking required for this development will meet the requirements of Part 6 of the Zoning Code.

1) Vehicular Access.

- a.** Primary vehicular access to the Property shall be by way of St. Johns Bluff Road, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
- b.** Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

2) Pedestrian Access.

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan and the City's Land Development Regulations.

C. Signs:

Signage shall be as permitted by Part 13, Chapter 656, Zoning Code, or under CRO zoning districts OR (i)One nonilluminated or externally illuminated monument sign not exceeding a maximum of 24 square feet in area and 12 feet in height is permitted; and(ii)One five square foot nonilluminated, externally illuminated or internally illuminated wall sign is permitted; or(iii)In lieu of (i) and (ii), above, one nonilluminated, externally illuminated or internally illuminated wall sign not exceeding 32 square feet in area is permitted.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

Further, landscape screening will be provided along the northern and western borders of the property as depicted in the attached site plan.

E. Recreation and Open Space:

The existing dwelling unit(s) on the property are in disrepair and will be removed. Therefore, no dedicated recreation or open space is required.

F. Utilities.

Water and electric will be provided by JEA. Sanitary sewer service to the site has not yet been established. The proposed development will connect to available JEA services.

G. Wetlands

There are no jurisdictional or isolated wetlands on the Property.

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 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.

- 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 by removing a vacant and abandoned structure and swimming pool and converting the property to a low-intensity commercial property consisting of professional office uses that is similar to other nearby properties along St. Johns Bluff Road;
- C.** Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan by removing a vacant and abandoned structure and swimming pool and converting the property to a low-intensity commercial property consisting of professional office uses that is similar to other nearby properties along St. Johns Bluff Road;
- D.** Provides a needed service in the area by removing a vacant and abandoned structure and swimming pool and converting the property to a low-intensity commercial property consisting of professional office uses that is similar to other nearby properties along St. Johns Bluff Road.