

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2014-0304 TO
PLANNED UNIT DEVELOPMENT

JUNE 5, 2014

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2014-0304** to Planned Unit Development.

Location: 829 Riverside Avenue
Between Interstate 95 and Post Street

Real Estate Number(s): 090139-0010, 090141-0000, 090207-0000,
090208-0000, 090209-0000, 090210-0000

Current Zoning District: Commercial-Residential-Office (CRO)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Residential-Professional-Institutional (RPI)

Planning District: Urban Core, District 1

City Council District: The Honorable Jim Love, District 14

Applicant/Agent: Greg S. Kupperman
Green & Kupperman, Inc.
200 First Street, Suite B
Neptune Beach, Florida 32266

Owner: Hope McMath
Dette Holden Cummer Museum Foundation, Inc.
829 Riverside Avenue
Jacksonville, Florida 32204

Staff Recommendation: ***APPROVE WITH CONDITIONS***

GENERAL INFORMATION

Application for Planned Unit Development **2014-0304** seeks to rezone approximately 7.07 acres of land from CRO to PUD. The rezoning to PUD is being sought to increase identification signage and event signage (banners) greater than that allowed by conventional zoning, to provide alcohol sales and service on-site for special events, to provide for alternative parking requirements and to increase the parking capacity. The request will also memorialize previously granted deviations from the parking and landscape ordinances, and will delete some uses that might otherwise be considered objectionable.

The property was developed as a museum in 1961 and will continue to support the current museum uses and museum related activities. The site is located in the Urban Priority Area and is within the boundaries of the Riverside Overlay and the Riverside Avondale Preservation Society. It lies within the 500 feet maximum civilian height zone for Herlong Field and the 500 feet maximum military height zone for NAS Jacksonville.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Residential-Professional-Institutional (RPI) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The RPI functional land use category permits large scale institutional uses that require supporting offices are a primary use for this functional category. A description of the category is noted below.

RPI - URBAN PRIORITY AREA (UPA) INTENT

RPI in the Urban Priority Area is intended to provide compact medium to high density development. Development which includes medium to high density residential and professional office uses is preferred. Limited commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicles Miles Traveled. A combination of compatible should be organized vertically within a multistory building. Plan amendment requests for new RPI designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses.

RPI - URBAN PRIORITY AREA USES

The uses provided herein shall be applicable to all RPI sites within the Urban Priority Area.

***Principal Uses:** Multi-family dwellings; Office; Business and Professional Office;*

Institutional; Large scale institutional uses, which require supporting residential and office components; Commercial retail sales and service establishments limited to 50 percent of the site area; Live/Work Units; Financial institutions; Restaurants (without drive-in or drive-thru facilities); Single Room Occupancies (SROs); Off street parking lots and garages when combined with another principal use; Single-family dwellings which were originally constructed as single-family dwellings prior to adoption of the 2010 Comprehensive Plan; and Uses associated with

and developed as an integral component of TOD. Single-use developments shall be limited to residential or office. Single use residential developments shall be developed pursuant to the requirements of the Medium Density Residential (MDR) category. Mixed use developments may not include more than 90 percent of any individual use.

***Secondary Uses:** Secondary uses shall be permitted pursuant to the Commercial land use introduction. In addition, the following secondary uses may also be permitted: Single-family dwellings a part of a single-use or mixed used development; Veterinary Offices; and Filling stations.*

***Ancillary Transitional Uses:** Off street parking facilities; Stormwater facilities; Open spaces. Ancillary uses may be shared between abutting RPI sites and do not count as principal uses. They may fully occupy a site designated RPI only when the RPI serves as a transition between more and less intense uses, and the facilities are ancillary to the function of one of the adjacent uses; provided, however, that off street parking facilities in the RPI land use category shall only serve primary uses also in an RPI land use category.*

(2) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

Yes. The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

(3) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

Except as noted, the written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards. For portions of the site that are deficient, those deficiencies were previously reviewed by the Planning and Development Department, discussed in publically advertised formal hearings, and were approved as meeting the standards for relief from the Zoning Code as Administrative Deviations.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Residential-Professional-Institutional (RPI).

This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element (FLUE) Policy 3.1.14

The City shall allow a broad mixture of supporting recreational, commercial, public facilities and services in mixed use residential developments utilizing the "Traditional Neighborhood Design" (TND) concept and in Locally Designated Historic Preservation Districts, in accordance with the standards and criteria in the Land Development Regulations without the application of nodal considerations and other location criteria in this element.

The surrounding neighborhood consists of a matrix of institutional, office, commercial and residential uses that was originally designed as, and continues to represent a pattern that is a representative model for TND development. This request is consistent with the continuance of that development pattern.

FLUE Objective 3.2 Continue to 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.

The request will facilitate the continuance of the existing use that provides high quality leisure and educational opportunity for the City's residents.

Flue Policy 3.2.15

The City shall develop design guidelines through the Planning and Development Department that will encourage development and redevelopment of the City's major office and commercial activity centers as pedestrian places (e.g., signage, landscaping, public art, public spaces).

The museum as an institution inspires and provides a locus for a high quality urban environment as envisioned by the Planning and Development Department.

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development does not intend to utilize lands for residential use.

(4) Internal compatibility

This proposed PUD is already developed and is consistent with the internal compatibility factors with specific reference to the following:

The use of existing and proposed landscaping:

The setting provides a prototype for landscape design.

Focal points and vistas:

The design maximizes the view of the St. Johns River.

The use and variety of building sizes and architectural styles:

The museum is a prime example of a local architectural style.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the original design and historic setting.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	RPI	CRO/PUD	Red Cross Offices
South	RPI	CRO	Garden Club
East	RPI	CRO	St. Johns River
West	RPI	CRO	Residential/Professional Offices

(6) Intensity of Development

The proposed development is consistent with the RPI functional land use category and is a large scale institutional development. The PUD is appropriate at this location because it will support the cultural requirements of the community without imposing on the surrounding properties. It is provided with ready vehicular access and public utilities.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District identify the riparian boundary as wetland. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

The site will be developed in accordance with Part 6 of the Zoning Code or as otherwise previously approved.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

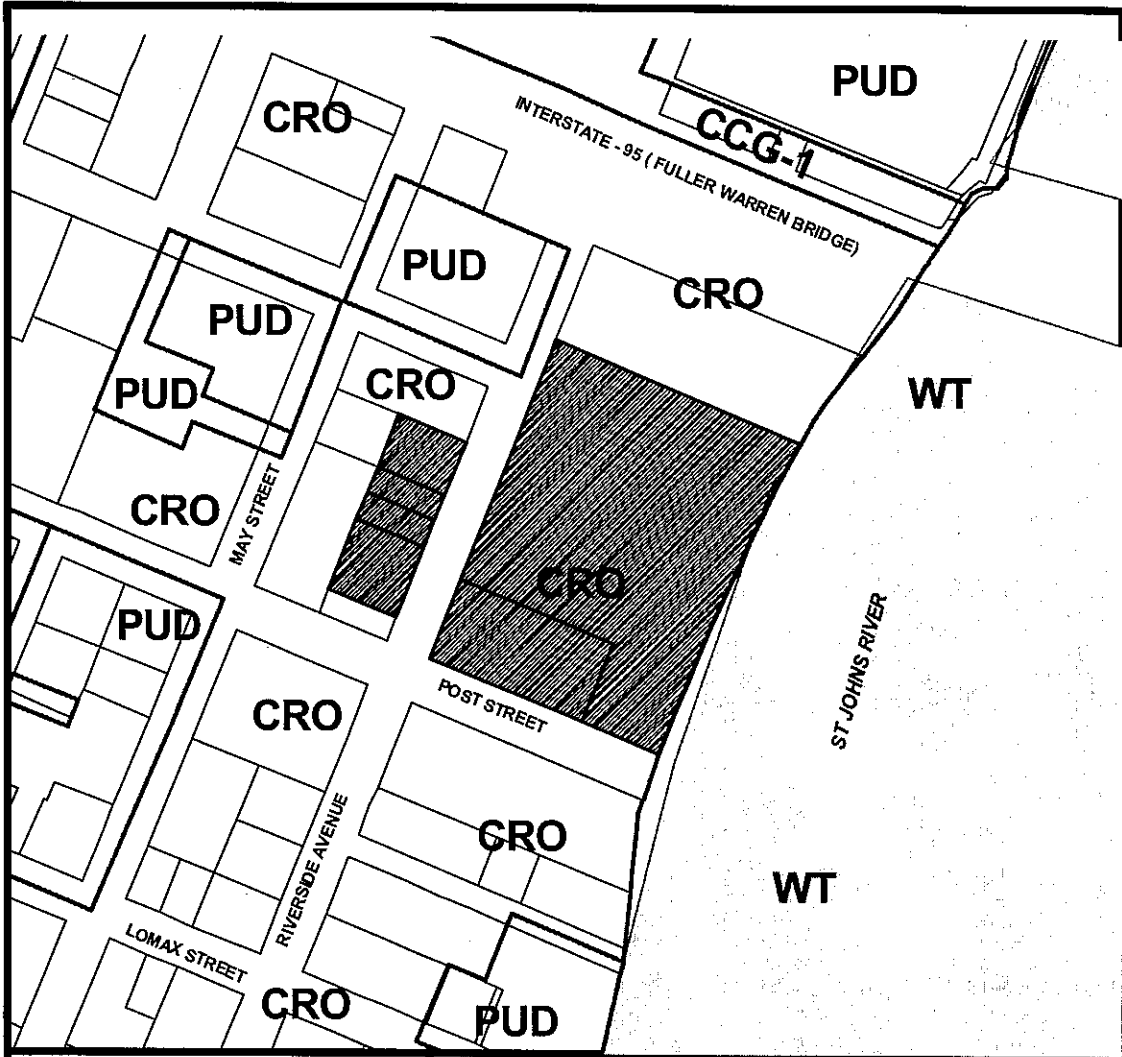
Upon visual inspection of the subject property on May 29, 2014 the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2014-0304** be **APPROVED with the following conditions:**

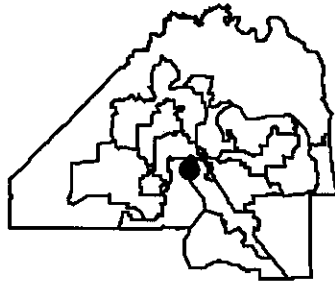
1. The subject property is legally described in the original legal description dated April 1, 2014.
2. The subject property shall be developed in accordance with the revised written description dated May 27, 2014.
3. The subject property shall be developed in accordance with the original site plan dated January 27, 2014.
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated April 4, 2014 or as otherwise approved by the Planning and Development Department.



REQUEST SOUGHT:

FROM: CRO

TO: PUD



0 100 Feet



COUNCIL DISTRICT:

14

ORDINANCE _2014_0304

FILE COPY

DEVELOPMENT SERVICES



April 4, 2014

MEMORANDUM

TO: Paul David, City Planner II
Planning and Development Department

FROM: Lisa King
Traffic Technician Senior

Subject: **Cummer Museum PUD
T575**

Upon review of the referenced application, and based on the information provided to date, the Development Services Division has the following comments:

1. This portion of Riverside Avenue is maintained by FDOT and is subject to FDOT permit process regarding design, number and location of access points.
2. Parking requirement needs to be clearer. Written Description says parking as depicted on Site Plan. However, Site plan shows part of parcel (off of Post St) labelled "future Museum parking and/or gardens".
3. Sidewalk required along remaining frontage of Post St when the area designated as "future Museum parking and/or gardens" is developed.

Please understand that this does not constitute approval of the design elements. Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the 10-set and 10-set review process. If you have any questions regarding the comment outlined above, please call me directly at 255-8586.

1575 Cummer Museum PUD

PLANNING AND DEVELOPMENT

214 N. Hogan Street Suite 2100 Jacksonville, FL 32202 Phone: 904 255 8310 Fax: 904 255 8311 www.coj.net



Florida Department of Transportation

RICK SCOTT
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450
Transmitted Electronically

ANANTH PRASAD, P.E.
SECRETARY

May 2, 2014

Paul Davis, ASLA, AICP
Planning & Development Department
City of Jacksonville
Ed Ball Building
214 N. Hogan Street, Room 3024
Jacksonville, Florida 32202

RE: Cummer Museum of Arts & Gardens PUD Rezoning

Dear Mr. Davis:

The Florida Department of Transportation has reviewed the Cummer Museum of Arts & Gardens PUD Rezoning for impacts to state facilities and we offer the following comments for your consideration in reviewing this PUD Application:

Overview: The Applicant for the Cummer Museum of Arts & Gardens PUD Rezoning is proposing to rezone approximately 7.07 acres from Commercial Residential Office (CRO) to Planned Unit Development (PUD). The PUD Written Description indicates the purpose of the rezoning is to provide flexibility to the current parking and landscape regulations. The FDOT has no comments to this rezoning.

Thank you for coordinating the review of the PUD application with FDOT. If you have any questions, please do not hesitate to contact me by email: Richard.Prindiville@dot.state.fl.us or phone: (904)360-5664.

Sincerely,

Richard Prindiville, FDOT Traffic/LOS Analyst

Cc: Ameera Sayeed, AICP, GISP FDOT D-2 Growth and Development/Modeling Coordinator

ORDINANCE

Legal Description

RE# 090139 0010

PART OF LOTS 4 AND 5, BLOCK 4, RIVERSIDE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 109 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF POST STREET (AN 80.0 FOOT RIGHT-OF-WAY) WITH THE EAST LINE OF RIVERSIDE AVENUE (AN 80.0 FOOT RIGHT-OF-WAY); THENCE SOUTH $67^{\circ}27'51''$ EAST, 288.22 FEET, ALONG THE NORTH LINE OF SAID POST STREET, TO THE POINT OF BEGINNING; THENCE NORTH $22^{\circ}27'09''$ EAST, 150.0 FEET, TO THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 4; THENCE SOUTH $67^{\circ}27'51''$ EAST, 139.6 FEET, MORE OR LESS, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 4, TO THE WATERS OF THE ST. JOHNS RIVER; THENCE SOUTHERLY, ALONG THE WATERS OF SAID RIVER AND FOLLOWING ITS MEANDERINGS THEREOF, 150 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE NORTH LINE OF SAID POST STREET; THENCE NORTH $67^{\circ}27'51''$ WEST, 140.8 FEET, MORE OR LESS, ALONG THE NORTH LINE OF SAID POST STREET, TO THE POINT OF BEGINNING.

RE# 090141 0000

PART OF LOTS 4 AND 5, BLOCK 4, RIVERSIDE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 109 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH LINE OF POST STREET (AN 80.0 FOOT RIGHT-OF-WAY) WITH THE EAST LINE OF RIVERSIDE AVENUE (AN 80.0 FOOT RIGHT-OF-WAY); THENCE NORTH $22^{\circ}27'09''$ WEST, 150.00 FEET, ALONG THE EAST LINE OF SAID RIVERSIDE AVENUE; THENCE SOUTH $67^{\circ}27'51''$ EAST, 288.22 FEET; THENCE SOUTH $22^{\circ}27'09''$ WEST 150.00 FEET TO THE NORTH LINE OF SAID POST STREET; THENCE NORTH $67^{\circ}27'51''$ WEST, 288.22 FEET, ALONG THE NORTH LINE OF SAID POST STREET TO THE POINT OF BEGINNING.

CONTAINING 43,232.95 SQUARE FEET AND/OR 0.9925 ACRES.

Legal Description Continues
on Next Page

EXHIBIT 1
Page ___ of ___

ORDINANCE

Legal Description

RE# 090210 0000 /090209 0000

RE# 090208 0000 /090207 0000

The land referred to in this Commitment is described as follows:

PARCEL 1:

Lot 4 and the North 35 feet of Lot 5, Block 10, RIVERSIDE, according to plat thereof recorded in Plat Book 1, page 109 of the former public records of Duval County, Florida.

PARCEL 2:

Lot Two (2), together with the North one-half of Lot Three (3), Block Ten (10), RIVERSIDE, according to plat thereof recorded in Plat Book 1, page 109, of the former public records of Duval County, Florida.

TOGETHER WITH:

Lot One (1), Block Four (4), and the Southerly 19.97 feet of Lot Five (5), Block Three (3), RIVERSIDE, according to plat thereof recorded in Deed Book "Q", page 31, and Plat Book 1, page 109, all of the former public records of Duval County, Florida, and all of former Fisk (Fiske) Street, lying between said blocks and between Riverside Avenue and the St. Johns River, closed by Ordinance Z-342. Together with an Easement over and across an 11 foot strip (as measured at right angles) along the Southerly and Easterly lines of the following property: A part of Lots 4 and 5, Block 3, RIVERSIDE, as recorded in Plat Book 1, page 109, of the former public records of Duval County, Florida, more particularly described as follows: For a point of beginning, commence at the Northwesterly corner of said Lot 4; thence South 22 degrees 15 minutes 30 seconds West along the Easterly right of way line of Riverside Avenue, as shown on said Plat Book 1, page 109, a distance of 180.17 feet; thence South 67 degrees 39 minutes 30 seconds East along a line parallel to the Northerly line of said Lot 4, a distance of 246.40 feet; thence North 22 degrees 15 minutes 30 seconds East parallel to said Riverside Avenue, a distance of 180.17 feet to the Northerly line of said Lot 4; thence North 67 degrees 39 minutes 30 seconds West along the Northerly line of said Lot 4, a distance of 246.40 feet to the point of beginning.

PARCEL 3:

The Southerly half of Lot 3, Block 10, RIVERSIDE, according to plat thereof recorded in Plat Book 1, page 109, of the former public records of Duval County, Florida, subject to easement over the Northerly 4 feet thereof as per easement agreement recorded in Deed Book 1575, page 328, Duval County, Florida public records; also all right, title and interest of the grantors in and to the Southerly 4 feet of the Northerly half of Lot 3, Block 10, RIVERSIDE, according to plat thereof recorded in Plat Book 1, page 109 of the former public records of Duval County, Florida, in accordance with the aforesaid easement agreement recorded in said Deed Book 1575, page 328.

PARCEL 4:

Lots 2 and 3 and the North 50 feet of Lot 4, Block 4, RIVERSIDE, according to plat thereof recorded in Plat Book 1, page 109 of the former public records of Duval County, Florida.

EXHIBIT A

Property Ownership Affidavit

Date: January 22, 2014

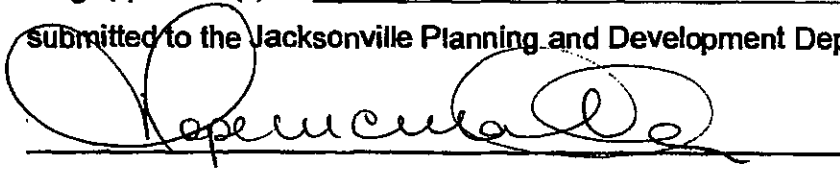
City of Jacksonville

City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 214 North Hogan Street, Edward Ball Building, Suite 300
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

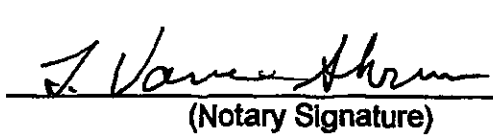
I, Deette Holden Cummer Museum Foundation, Inc. hereby certify that I am the
Owner of the property described in the attached legal description, **Exhibit 1** in connection with
filing application(s) for PUD
submitted to the Jacksonville Planning and Development Department.



(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 4 day of
FEBRUARY (month), 2014 (year) by HOPE McMATH
~~who is personally known to me~~ or has produced _____
as identification.



(Notary Signature)

L. VANCE SHRUM
Notary Public, State of Florida
My Comm. Expires July 30, 2015
Commission No. EE 53491

EXHIBIT B

Agent Authorization

Date: January 22, 2014

City of Jacksonville

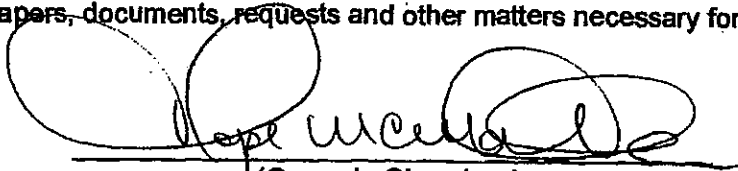
City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 214 North Hogan Street, Edward Ball Building, Suite 300
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

RE#090210 0000 / RE#090209 0000/RE#09208 0000/RE#090207 0000/RE#090139 0010
RE#090141 0000

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers Greg S. Kupperman/Green & Kupperman, Inc. to act as agent to file application(s) for PUD for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.


(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 4 day of FEBRUARY (month), 2014 (year) by HOPE M^CMATH who is personally known to me or has produced _____ as identification.


(Notary Signature)

L. VANCE SHRUM
Notary Public, State of Florida
My Comm. Expires July 30, 2015
Commission No. EE 93491

EXHIBIT C

Binding Letter

Date: January 22, 2014

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

Re: RE#090210 0000/RE#090209 0000/RE#090208 0000/RE#090207 0000/RE#090139 0010 **PUD**
RE#090141 0000

Ladies and Gentlemen:

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part hereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed development plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities that are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By: 

(Owner's Signature)

Its: Director

EXHIBIT D

PUD Written Description

CUMMER MUSEUM OF ART & GARDENS PUD

March 6, 2014 *(Revised May 27, 2014)*

I. PURPOSE AND INTENT

It is the purpose and intent of this PUD to provide flexibility in planning, design and development; to provide an environment compatible with surrounding land use; to encourage the preservation of the natural site features; thereby promoting the public health, safety, morals, order, comfort, convenience, appearance, prosperity, and the general welfare of the community. The PUD will create a unified development plan potentially incorporating shared access, utilities, storm water treatment and other development criteria as may be necessary. The creation of a master planned development affords an efficient use of the land. This PUD will also provide the needed facilities for a museum and all the positive impacts to community it creates.

II. PLANNED UNIT DEVELOPMENT LOCATION

The Cummer Museum of Art & Gardens PUD will be located on a parcel of land containing approximately 7.07+- acres which are owned by Dette Holden Cummer Museum Foundation, Inc. The PUD is located on both the east and west sides of Riverside Avenue between I-95 and Post Street. The subject property is identified by the following RE numbers: 090139-0010/090141-0000/090207-0000/090208-0000/090209-0000/090210-0000.

III. PLANNED UNIT DEVELOPMENT LAND USE DESCRIPTION

As depicted on the site plan which is part of this PUD application, the property is developed as a museum and gardens. A more detailed description of the uses that will be permitted within the PUD and the use restrictions are contained herein.

This PUD district will differ from conventional zoning districts by excluding the less desirable uses found in the conventional districts. The PUD district also provides a site plan and is specific as to maximum amount of square feet, access, parking spaces, landscaping and other design criteria unique to the subject property.

The owners request is to allow for ancillary uses that complement a state of the art museum facility. Parking and landscape requirements were either non-existent or substantially different from

the current regulations when the building was originally constructed. Strict compliance with the parking and landscape regulations would create an economic hardship to the owner and make the continued operation of the facility impossible. The PUD asks for relief from the parking and landscaping regulations as described herein. The parking and landscaping regulations have already been relaxed by E-12-52 (parking) and AD-12-50 (landscaping).

The Comprehensive Plan Land Use Designation for the subject property is RPI (Residential Professional Institutional). The subject property is currently zoned CRO (Commercial Residential Office).

IV. PLANNED UNIT DEVELOPMENT PERMITTED USES AND STRUCTURES

The 7.07+- acres of land is developed as a museum and gardens. The same is subject to the limitations of the Comprehensive Plan.

A. Permitted Uses and Structures.

1. Medical and dental office or clinics (but not hospitals).
2. Professional and business offices.
3. Schools meeting the performance standards and development criteria set forth in Part 4.
4. Vocational, trade or business schools.
5. Colleges and universities.
6. Fraternity and sorority houses.
7. Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4.
8. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
9. Libraries, museums and community centers.
10. Radio and television broadcasting studios and offices (subject to Part 15).
11. Banks without drive-through, savings and loan institutions, and similar uses.
12. Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters).

13. 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 standalone structure not exceeding 4,000 square feet.
14. Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.
15. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
16. Community residential homes of up to six residents meeting the performance standards and development criteria set forth in Part 4.
17. Hospice facilities.
18. Employment office (but not a day labor pool).
19. Museum including ancillary uses including gardens (including hard-scape and structures associated with gardens), educational facilities, gift shop and a restaurant including on premises consumption only of alcoholic beverages including outside sales and service.

B. Accessory Structures:

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

C. Permissible Uses by Exception:

1. Cemeteries and mausoleums but not funeral homes or mortuaries.
2. Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4.
3. Day care centers meeting the performance standards and development criteria set forth in Part 4.
4. Drive-through facilities in conjunction with a permitted or permissible use or structure.
5. Private clubs.
6. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
7. Retail outlets for the sale of food and drugs, 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 (but not animal kennels), musical instruments, television and radio (including repair incidental to sales), florist or gift

shops, delicatessens, bake shops (but not wholesale bakeries), drugs and similar products, and dry cleaning pickup station, all not to exceed 50 percent of the gross floor area of the building of which it is a part.

- (i) Sale, display and preparation shall be conducted within a completely enclosed building
- (ii) Products shall be sold only at retail.
- (iii) No sale, display or storage of secondhand merchandise shall be permitted.

C. Already Approved and Existing Conditions:

1. E-12-52
Off street parking lot on the subject property.
2. AD-12-50
 - (1) Reduce the perimeter landscape buffer area between vehicle use area and abutting property along the (south) west property boundary from five feet minimum width required to four feet,
 - (2) Reduce the perimeter landscape buffer area between vehicle use area and abutting property along the north (east) property boundary from five feet minimum width required to zero feet,
 - (3) Reduce the uncomplimentary land use buffer width along the (north) west property boundary from ten feet wide required to four wide (multifamily residential),
 - (4) Reduce the required 24 foot wide drive aisle, to 22 feet wide, along the northwest bays (to protect an existing tree),
 - (5) Reduce the minimum tree barricade from a distance of six feet to the trunk to within a couple of feet of existing trees,
 - (6) Reduce the landscape buffer between vehicle use along Riverside Avenue from ten feet per linear feet of frontage/five minimum width required to three feet per linear feet of frontage and three feet minimum width,
 - (7) Reduce the perimeter shrub mature height requirement from three feet to 1.5 feet high (to allow for preferred plant selection more consistent with the historic planting concept),
 - (8) Reduce 50 percent of native plant requirement to five percent native plants (to be more consistent with the historic planting concept),
 - (9) Reduce the shade tree requirement from 50 percent (of tree) to 20 percent (with regard to existing mature trees), and

(10) Reduce 30 percent minimum low-water irrigated area required to zero percent (to be more consistent with historic landscape concept).

V. PLANNED UNIT DEVELOPMENT LOT AND BUILDING REQUIREMENTS

A. The minimum lot requirements and building requirements shall be in accordance with the requirements provided herein.

- Minimum lot requirements (width and area):
 - Width: 70 feet.
 - Area: 7,000 square feet.
- Maximum lot coverage by all buildings: 50 percent.
- Minimum yard requirements:
 - Fronts: 20 feet.
 - Sides: 10 feet.
 - Rear: 20 feet.
- Maximum height of all structures: 45 feet; provided however, that height may be unlimited where all required yards are increased by one foot for every one foot of building height in excess of 45 feet.

B. Parking Requirements

The parking requirements for this development shall be consistent with approved Zoning Exception E-12-52 and as depicted on the PUD site plan.

C. Vehicular Access, Right-of-Ways and Driveways

Vehicular access to the subject property is via Riverside Avenue. The accompanying PUD site plan depicts vehicular areas and roadways.

D. Tree Protection and Landscape Requirements

The subject property is an existing developed property. Landscaping will be as it currently exists on site. The museum property is also used for gardens and has an extensive garden facility.

E. Signage

- Museum building parcel-Two (2) free standing monument type signs (one for Riverside Avenue and one for Post Street) not exceeding a maximum of twenty four (24) square feet in area externally illuminated not to exceed twelve (12) feet in height. All architecturally compatible with the museum building. Subject to the review and approval of the Planning and Development Department.
- Parking lot parcel -One (1) free standing monument type sign not exceeding a maximum of twenty four (24) square feet in area externally illuminated not to exceed twelve (12) feet in height. Architecturally compatible with the museum building parcel. Subject to the review and approval of the Planning and Development Department.
- Museum building parcel -Two (2) monolith signs (existing at main entrance) not exceeding twenty eight (28) square feet in area externally illuminated not to exceed four (4) feet in height. These signs are existing on site.
- Banner art exhibit wall signs-Two (2) signs mounted flat on an exterior wall at the museum entrance externally illuminated not to exceed one hundred forty (140) square feet.
- Decorative street light banners- Each decorative street light may have two banners not to exceed eight (8) square feet for each banner. The same shall be appropriately attached to the banner arms of each decorative street light.
- Directional signs are permitted throughout the property.

F. Pedestrian Access and Circulation

Pedestrian access and circulation will be provided with safe access from the parking spaces to all of the facilities. There is a designed and marked crosswalk across Riverside Avenue from the parking area to the museum and gardens. The facilities will provide adequate parking, handicap parking and accessible pedestrian circulation.

G. Recreation and Open Space

As depicted on the PUD site plan there is open space provided on the subject property. This also includes the museum gardens.

H. Utilities

Electric, potable water and sanitary sewer is provided by JEA.

I. Wetlands

There are no wetlands on site.

VI. ADDITIONAL DEVELOPMENT CRITERIA

A. RETENTION

Not applicable.

B. PHASING

Not applicable.

C. UTILITIES

Not applicable.

D. WETLANDS/ENVIRONMENTAL

Not applicable.

E. CONCURRENCY

Not applicable.

VII. DEVELOPMENT PLAN APPROVAL

A verification of substantial compliance is only necessary if there is an addition to the permanent structure at some future time. If there is a 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 existing and proposed uses within the property showing the general layout of the overall property.

VIII. SUCCESSORS IN TITLE

All successors in title to the property or any portion of the property shall be bound to all development standards and conditions of the PUD, as contained herein and in the Ordinance approving the same.

IX. JUSTIFICATION FOR THE PLANNED UNIT DEVELOPMENT

The justification for the PUD zoning district which provides for a written description of the intended plan of development and site plan as follows:

- To allow for a creative approach to the development;
- Provide a more desirable development environment than would be possible through the strict conventional application of the requirements of the Zoning Code;
- For an efficient use of land resulting in lower development costs;
- Provide an environment that will improve the characteristics of the surrounding area;
- Enhance the appearance of the area through development criteria;
- Propose land uses and intensities which will meet certain planning goals and create a balance for the community; and
- This plan and design will create a sustainable development plan.

X. PUD REVIEW CRITERIA

A. *Consistency with Comprehensive Plan.*

The site is designated RPI (Residential Professional Institutional) according to the Future Land Use Map portion of the Comprehensive Plan. RPI allows a museum and ancillary facilities. The proposed development is consistent with that definition.

B. *Consistency with the Concurrency Management System.*

Not applicable.

C. *Allocation of Residential Land Use.*

Not applicable.

D. Internal Compatibility/Vehicular Access.

The site has been designed with good planning practices and principals, with regards to land planning requirements for internal compatibility and vehicular access.

E. External Compatibility/Intensity of Development.

The uses proposed are consistent with other developments in the surrounding area. This proposal provides for a museum and ancillary facilities on an existing developed site. There is adequate setbacks and buffering adjacent to contiguous uses.

F. Recreation/Open Space.

The museum includes gardens and pathways as part of the ancillary uses.

G. Impact on Wetlands.

There are not any wetlands on the subject property.

H. Listed Species Regulations

A wildlife and protected species survey is not required for this site, as the same is less than the 50 acre threshold, as stated in the Comprehensive Plan.

I. Off-Street Parking & Loading Requirements.

The parking requirements for this development shall be consistent with the provisions described within the PUD written description herein.

J. Sidewalks, Trails, and Bikeways.

Pedestrian maneuverability is provided on site. Sidewalks, trails and bikeways are not applicable to this site. Pathways are included in the garden area.

K. Stormwater Retention.

Not applicable, no increase in the impervious surface.

L. Utilities.

Potable water, sanitary sewer and electric will be provided by JEA.



CRO ZONING
RPI LAND USE

CRO ZONING
RPI LAND USE

POST STREET
(60' RW)

PUD BOUNDARY

125.14'

2 STORY POOL

PAVING MEDIUM
STREETS

CRO ZONING
RPI LAND USE

99.92'

125.00'

FISK STREET
(60' RW)

CRO ZONING
RPI LAND USE

RIVERSIDE AVENUE
(60' RW)

FISK STREET
(60' RW)

ST. JOHNS RIVER
628.12'

CRO ZONING
RPI LAND USE

THIS IS A CONCEPTUAL PUD ZONING SITE PLAN FOR THE MUSEUM OF ART & GARDENS. THE PUD ZONING DISTRICT FINAL DESIGN IS SUBJECT TO MARKET DEMANDS. ALL DEVELOPER'S CONSULT LOCAL STATE, FEDERAL, REGULATORY AGENCIES.

GREEN & KUPPERMAN, INC.
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REVISED BY

DATE	05/20/14
DRAWN BY	GSX
CHECKED BY	1/14/14
SCALE	1" = 30'
SHEET NO.	13 OF 107
TOTAL SHEETS	107
DATE	05/20/14
NO.	1

