

PUD WRITTEN DESCRIPTION

YOUNGERMAN CIRCLE PUD

May 7, 2018

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 9.7 acres of undeveloped land located on Youngerman Circle (RE# 016503 2005) (the “Property”) from its current zoning of Planned Unit Development (“PUD”) to PUD.

The Property is located in the Suburban Area south of I-295 between Collins Road and Blanding Boulevard.

The surrounding properties are as follows:

Direction	Use	Zoning	Description
North	MDR	PUD/RMD-C	I-295
East	CGC	PUD	Keith Pierson Toyota, Sam’s Club
South	BP	PUD	Vacant industrial, Florida Career College
West	CGC/LDR	PUD	Single family residential

Owner proposes to develop the property as a mixed-use project including uses such as hotel, assisted living, self-storage and restaurant uses.

- B. Project name: Youngerman Circle PUD
- C. Project engineer: Envision Design + Engineering
- D. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC
- E. Current land use designation: BP
- F. Current zoning district: PUD
- G. Requested zoning district: PUD
- H. Real estate numbers: 016503 2005

II. QUANTITATIVE DATA

- A. Total acreage: 9.7
- B. Total amount of non-residential floor area: 400,000 square feet
- C. Total amount of open space: 20,000 square feet
- D. Total amount of public/private rights of way: 0 to 50,000 square feet

E. Total amount of land coverage of all buildings and structures: 150,000 square feet

III. STATEMENTS

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

The existing zoning permits Industrial Business Park (“IBP”) land uses. The proposed PUD differs from application of the zoning code by expanding the permitted IBP uses to include hotels, adult congregate living facilities, restaurants including the retail sale and service of alcoholic beverages, retail sales and service of alcohol beverages for on-premises consumption, day care centers, service garages, service stations, and car washes as permitted uses.

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. Hotels and motels.
2. Adult Congregate Living Facilities.
3. Retail sales of all types of merchandise and service establishments including restaurants with drive-thru service and the retail sale and service of alcoholic beverages for either on-premises or off-premises consumption or both.
4. Retail sales and service of alcoholic beverages for on-premises consumption.
5. Day care centers or care centers meeting the performance standards and criteria set forth in Part 4.
6. Service stations, service garages for minor repairs and car washes.
7. Medical and dental or chiropractor offices and clinics.
8. Hospitals.
9. Professional offices.
10. Business offices.
11. Banks (including drive-thru tellers) loan companies, mortgage brokers, stockbrokers and similar financial institutions.
12. Union halls.
13. Warehousing including personal property storage establishments, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of

components, printing and similar uses; provided, however, that loading docks shall be prohibited along the western boundary of the Property.

14. Manufacturer's agents and display rooms, offices of building trades contractor (not including outside storage or use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment).
15. Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
16. Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.
17. Vocational, technical, business, trade or industrial schools and similar uses.
18. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
19. Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4.

B. Permissible uses by exception:

1. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
2. Churches, including a rectory and similar uses, meeting the performance standards and development criteria set forth in Part 4.
3. Animal hospitals, veterinary clinics, animal boarding places, dog parks.
4. Outside storage subject to the performance standards and development criteria set forth in Part 4.

C. Permitted accessory uses and structures: As permitted pursuant to Section 656.403.

V. DESIGN GUIDELINES

A. Lot requirements:

1. Minimum lot width: 100 feet.
2. Minimum lot area: 10,000 square feet.
3. Maximum lot coverage: 80 percent.
4. Minimum front yard: None.
5. Minimum side yard: None.
6. Minimum rear yard: None, provided, however, that an uncomplimentary use buffer shall be provided along the western boundary of the Property as set forth in Part 12 of the Zoning Code.
7. Maximum height of structures: 100 feet.

8. Setback along western boundary of the Property: A minimum setback of 15 feet shall be provided along the western boundary of the Property. Development along the western boundary of the Property that is taller than 35 feet shall adhere to the following scale transition guidelines: (a) At the setback line provided in the Zoning Code on the abutting side of the subject development site, the height of development shall not exceed 80 percent of the maximum height permitted within the abutting zoning district; and (b) from this point of height, the subject development shall provide an additional setback as determined by the reach of a 45 degree angle over a horizontal dimension equal to one-half of the abutting zoning district maximum height. From this point forward, the maximum height shall be as provided herein.

B. Ingress, egress and circulation:

1. Parking requirements: The parking requirements for this development shall be as provided in Part 6 of the Zoning Code; provided that the following exceptions apply:
 - a. Personal storage facilities shall require 1 parking space for each 10,000 square feet of gross floor area plus one space for each employee on a peak hour shift.
 - b. There shall be no restriction upon the maximum number of parking spaces provided for restaurants.
2. Vehicular access:
 - a. Vehicular access to the Property shall be by way of Youngerman Circle and Parramore 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. There shall be no restriction on the maximum width of any driveway within the Property; provided, however, that any driveway width in excess of 24 feet shall be subject to the review and approval of the Development Services Division.
3. Pedestrian access: Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs:

1. One (1) street frontage sign per lot, not to exceed one (1) square foot for each linear foot of street frontage, to a maximum size of three hundred (300) square feet in area for every three hundred (300) linear feet of street frontage or portion thereof, is permitted provided such signs are located no closer than two hundred (200) feet apart, as provided in the Zoning Code. For purposes of this calculation, internal roads shall count as street frontage.

2. Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting an internal road or public right-of-way are permitted.
3. One (1) under-the-canopy sign per occupancy, not exceeding a maximum of eight (8) square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.
4. In lieu of the street frontage sign permitted above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed one hundred (100) square feet, or thirty-five (35) percent of the allowable square footage of the street frontage sign permitted above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed fifty (50) feet in height above the level of the adjacent ground. Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag poll.
5. Directional signs shall not exceed four (4) square feet.

D. Landscaping/Buffering: Landscaping will be provided pursuant to Part 12 of the Zoning Code provided that internal buffering between uses, including uncomplimentary uses and vehicle use areas, shall not be required within the PUD

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

F. 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. Wetlands: This project will not impact any wetlands.

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. 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.
2. 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.
3. Policy 1.1.13 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan controlled zoning such as Planned Unit Developments (PUDs), TODs or TNDs for all mixed and multi-use projects and conforming with the following criteria: 1. The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category's predominant land use; 2. The proposed development is in conformity with the goals, objectives, policies, and operative provisions of this and other elements of the 2030 Comprehensive Plan; and 3. The proposed development is compatible with surrounding existing land uses and zoning.
4. 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.
5. Objective 2.10 of the Future Land Use Element of the 2030 Comprehensive Plan – Apply urban development characteristics as defined in this element to suburban

mixed-use development projects as a means of promoting the development of complementary uses that include cultural, recreational, and integrated commercial and residential components, in order to reduce the negative impacts of urban sprawl.

6. Policy 2.1.10 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall incorporate, in the Land Development Regulations, a system of incentives to promote development and redevelopment opportunities through mixed and multi-use projects.
7. Objective 3.2 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
8. Policy 3.2.1 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.
9. Policy 3.2.14 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall permit consideration of commercial uses, including hotels and motels, at intensities at or above the neighborhood serving commercial scale at locations with direct road access to interstate connectors and within the commercial node of an interstate interchange. Such development within the commercial node must be pursuant to a Planned Unit Development (PUD) zoning district, and subject to all other applicable local, state and federal regulations.
10. Policy 3.4.2 of the Future Land Use Element of the 2030 Comprehensive Plan – The City will evaluate opportunities to promote and encourage development and redevelopment opportunities for mixed and multi-use projects. The Land Development Regulations should be amended, as appropriate, to incorporate such incentives.
11. Objective 1.7 of the Housing Element of the 2030 Comprehensive Plan – The City shall continue to assist the private sector and non-profit providers of housing and related services for individuals with special needs. such as frail elderly, victims of domestic violence, and physically or mentally disabled, to assure provisions of adequate supply to meet population increase and/or fluctuations in the number of special needs individuals.
12. Policy 3.2.1 of the Housing Element of the 2030 Comprehensive Plan of the 2030 Comprehensive Plan – The City's Planning and Development Department shall ensure group homes, foster care facilities, adult congregate living facilities, halfway houses, and similar special needs housing facilities are treated fairly in their distribution throughout the City.