

**WRITTEN DESCRIPTION**  
**JAX POST & MCDUFF CRS PUD**  
**March 19, 2019**

**I. PROJECT DESCRIPTION**

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

Applicant proposes to develop the vacant property at the corner of Post Street, McDuff Avenue, and College Street (the “Property”) to include commercial retail use as conceptually depicted on the site plan filed herewith (the “Site Plan”). Approximately seventy-five percent (75%) of the property is zoned CCG-2, which permits the proposed use by right as well as more intense commercial uses. The westernmost 0.23 acre portion of the property is zoned RMD-B. The RMD-B portion of the property must be incorporated in order to accommodate on-site parking and stormwater retention facilities. The PUD rezoning is being utilized to provide for better transition between the permitted CCG-2 uses and the residential development to the west while allowing for development of the required parking and stormwater retention facilities.

The surrounding uses are as follows:

| Location | Land Use | Zoning     | Existing Use  |
|----------|----------|------------|---|
| North    | RPI/LDR  | CRO/RLD-60 | College Street, retention pond, undeveloped lot, single family residential                                      |
| East     | CGC      | CCG-2      | McDuff Road, Shopping center with Family Dollar, A Loans Check Cashing, Subway, Metro PCS, Subway, Coin Laundry |
| South    | CGC      | CCG-2      | Post Street, Twisted Martini Liquor Store   |
| West     | MDR      | RMD-B      | Single family residential   |

- B. Project Name: JAX Post & McDuff CRS PUD.
- C. Project Engineer: Vector Civil Engineering, LLC.
- D. Project Developer: Concept Development, Inc.
- E. Project Agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current Land Use Designation: MDR and CGC.
- G. Requested Use Designation: CGC.

H. Current Zoning District: RMD-B and CCG-2.

I. Requested Zoning District: PUD.

J. Real Estate Number(s): 064109-0000, 064108-0000, 064107-0000, 064106-0000, 064105-0000, 064124-0000.

## II. QUANTITATIVE DATA

A. Total Acreage: 0.91 acres.

B. Total amount of non-residential floor area: 0.51 acres.

C. Total amount of land coverage of all buildings and structures: 0.17 acres.

## III. STATEMENTS

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

A PUD is utilized in this instance to eliminate certain uses which would otherwise be permitted within the CCG-2 district and to reduce the maximum height permitted in order to establish better transitional compatibility with adjacent residential uses. The landscape regulations are modified to provide that stormwater maintenance facilities can be utilized to satisfy buffer requirements, and to increase the maximum number of parking spaces between landscape islands. No stormwater access area is required on the western edge of the stormwater maintenance facility. The loading space regulation is modified to provide that the loading area may be located within a drive aisle. The distance requirement between signs is reduced from two hundred (200) to one hundred eighty-five (185) feet.

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. Commercial Retail Sales and Service Establishments.
2. Service stations, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry, mobile car detailing services.

3. Commercial, recreational and entertainment facilities such as carnivals or circuses, theaters (including open-air theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges, indoor and outdoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
4. Fruit, vegetable, poultry or fish markets.
5. All types of professional and business offices.
6. Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than ten thousand (10,000) square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.
7. Hotels and motels.
8. Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.
9. Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
10. Boatyards.
11. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
12. Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
13. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
14. Private clubs.
15. Churches, including a rectory or similar use.
16. Personal property storage establishments.
17. Vocational, trade and business schools.
18. Banks, including drive-thru tellers.
19. A restaurant, including restaurants offering the retail sale and service of all alcoholic

beverages including liquor, beer or wine for on-premises consumption.

20. An establishment or facility which includes the retail sale of all alcoholic beverages including liquor, beer or wine for off-premises consumption.

21. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).

B. Permitted Accessory Uses and Structures: As permitted in Section 656.403.

## V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum lot area: None, except as otherwise required for certain uses.
2. Minimum lot width: None.
3. Maximum lot coverage: None, except as otherwise required for certain uses.
4. Minimum front yard: None.
5. Minimum yard at western boundary of Property: Twenty-five (25) feet; provided, however, that stormwater management facilities shall be permitted within the required yard at the western boundary of the Property.
6. Maximum height of structures: Forty-five (45) 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; provided, however, that the required loading space may be located within one of the drive aisles.
2. *Vehicular Access.* Vehicular access to the Property shall be by way of College Street and Post Street substantially as shown in the Site Plan.
3. *Pedestrian Access.* Pedestrian access shall be provided by means of sidewalks as required by the 2030 Comprehensive Plan.

C. Signs:

1. One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, 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 they are located no closer than one hundred eighty-five (185) feet apart. For the avoidance of doubt, "street frontage" shall be based upon the

total combined frontage of all platted lots if not otherwise combined or replatted into a single lot.

2. Wall signs are permitted.
3. One under the canopy sign per occupancy not exceeding a maximum of eight (8) square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs
4. In lieu of the street frontage sign permitted in subsection (i) 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 percent (35%) of the allowable square footage of the street frontage sign permitted in subsection (i) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in subsection (h)(1), below. Only one (1) 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 pole.
5. Directional signs shall not exceed four (4) square feet in area and four (4) feet in height.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code subject to the following exceptions:

1. The uncomplementary use buffer requirement may be reduced to a six (6) foot tall, eighty-five percent (85%) opaque fence as contemplated in Section 656.1216(b)(3) with a minimum seven (7) foot wide landscape buffer provided on the western (residential) side of the fence and provided that the remainder of the buffer area on the eastern (commercial) side of the fence is occupied by stormwater management facilities as conceptually depicted on the Site Plan. No maintenance access area shall be required on the western boundary of the stormwater maintenance facilities.
2. Up to eleven contiguous off-street parking spaces shall be permitted between landscape islands.

E. Recreation and Open Space:

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

F. Utilities

Water will be provided by JEA.  
Sanitary sewer will be provided by JEA.  
Electric will be provided by JEA.

G. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

**6. 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 in that:

A. The project is more efficient than would be possible through strict application of the Zoning Code;

B. The project is compatible with surrounding land uses and will improve the characteristics of the surrounding area;

C. The project will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan as follows:

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. 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.

4. 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.
5. Policy 3.2.4 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.