

## **I. USES AND RESTRICTIONS**

### **A. Permitted Uses:**

1. Commercial Retail Sales and Service Establishments, but no drive-thru facilities.
2. Mobile car detailing services, major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4 for CCG-1 & CCG-2 zoning districts, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios.
3. All types of professional and business offices.
4. Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 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. Per CGC land use requirements – must be accessory to a commercial retail sales and service establishment.
5. Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.
6. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating. Per CGC land use requirements – must be accessory to a commercial retail sales and service establishment.
7. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture, and similar uses.
8. Private clubs.
9. Churches, including a rectory or similar use.
10. Vocational, trade and business schools.
11. Banks, including drive-thru tellers.

12. A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption. No drive-thrus

**B. Permitted accessory uses.**

1. See Section 656.403.

### III. DESIGN GUIDELINES

**A. Minimum Lot and Building Requirements.**

1. Minimum building setback and yard requirements. The building setbacks for all uses and structures are as follows:
  - a. Front – Ten (10) feet
  - b. Side – Five (5) feet eastern one-half of parcel and a minimum of Ten (10) Feet on western portion, as depicted on Exhibit E (Site Plan) of 2/08/2022
  - c. Rear – Through lot, no rear yard
2. Minimum Lot Requirements. 43,560 square feet, as depicted on Exhibit E, dated 2/08/2022
3. Maximum Height of Structures. Forty (40) feet. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.
4. Maximum parcel coverage by all buildings. Thirty (30) percent.

**B. Common Area Landscape Maintenance.** The Applicant shall ensure the proper maintenance of all common areas, driveways, lawns, and landscaping.

**C. Access.** As shown on the Site Plan, access to the property shall only occur from Main Street, and the same shall be reviewed and approved by the appropriate agency with jurisdiction.

**D. Pedestrian Circulation.** The overall development provides an interior sidewalk system providing access to the parking area. All other required sidewalks shall be provided or otherwise consistent with the Comprehensive Plan.

**E. Recreational/Open Space.** The overall development includes almost one-half of the property as a pond and open area with the required landscaping of an Uncomplimentary Land Use Buffer.

**F. Signage.** The PUD shall be permitted signage consistent with the CCG-2 Zoning District. All signage shall be only oriented toward the Main Street portion of the property.

**G. Parking and Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed use. Parking within the PUD will be provided in

accordance with the City's off-street parking and loading requirements as set forth in Part 6 of the City of Jacksonville Zoning Code.

- H. **Landscaping/Fencing/Screening.** The development will comply with all provisions of Part 12 of the Zoning Code, including the appropriate perimeter landscaping and required buffers. Such buffers may be relocated as depicted on the site plan to better protect the abutting residential areas. Additionally, any use which would generate refuse that may be malodorous will require the provision of a sanitization and cleaning service on a weekly basis. – Make this a condition on permitted / permissible uses, also consider limiting hours on when dumpster sanitization can occur. Proof of such service shall be provided to the Planning Department.
- I. **Stormwater Retention.** A stormwater retention/detention system, as depicted on the Site Plan, dated February 8, 2022, will be developed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.
- J. **Utilities.** JEA will provide all electric power, but water and sewer services may be private depending on availability of the same.
- K. **Modifications.** Amendments to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.
- L. **Conceptual Site Plan.** The configuration of the development as depicted in the Site Plan (Exhibit E dated 2/8/2022) is conceptual and revisions to the Site Plan, may be required as the proposed development proceeds through final permitting, subject to the review and approval of the Planning and Development Department.

## II. PUD REVIEW CRITERIA

- A. **Consistency with Comprehensive Plan.** The Property is currently within two land use categories. If approved, the entire parcel will be designated CGC, but the approved uses and location of structures are intended to reduce impacts to the adjacent properties. The proposed development is consistent with the following components of the 2030 Comprehensive Plan:  
  
Goal 3, Objective 3.2, Policies 3.2.2, 3.2.4, 3.2.9, 3.2.12.
- B. **Roadways / Consistency with the Concurrency Management/ Mobility System.** The development of the Property will comply with the requirements of the Concurrency Management System. An application for concurrency and Mobility will be submitted concurrently to the Concurrency Management System Office.
- C. **Allocation of Residential Land Use.** This proposed development does not include residential use and would therefore not exceed the projected holding capacity reflected in Table L20 of the Future Land Use Element of the 2030 Comprehensive Plan.

- D. **Internal Compatibility/Vehicular Access.** The Site Plan attached as Exhibit "E" addresses access to the property. The final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- E. **External Compatibility/Intensity of Development.** The proposed development would serve to promote commercial infill along Main Street while protecting the residential character along 1st Avenue. This proposal would promote the area, offering new employment opportunities, at a limited scale, providing convenience to both customers and the area residents.
- F. **Recreation/Open Space.** No recreation will be created for this PUD, but a large portion of the site is passive.
- G. **Impact on Wetlands.** No wetlands exist on the parcel.
- H. **Listed Species Regulations.** A listed species survey is not required for this PUD application.
- I. **Off-Street Parking & Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed use and the same will be buffered from the residential to the east.
- J. **Sidewalks, Trails, and Bikeways.** The development will either be compliant with the City's Comprehensive Plan as it relates to the provision of sidewalks, or required funding will be provided to the City's Sidewalk Fund, subject to the review and approval of the Planning and Development Department.

## EXHIBIT F

PUD Name

**Main Street Office Warehouse PUD**

### Land Use Table

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Total gross acreage	<b>1.05</b>	Acres	100 %
Amount of each different land use by acreage			
Single family	<b>0.3</b>	Acres	<b>30</b> %
Total number of dwelling units		D.U.	
Multiple family		Acres	
Total number of dwelling units		D.U.	
Commercial	<b>0.75</b>	Acres	<b>70</b> %
Industrial		Acres	
Other land use		Acres	
Active recreation and/or open space		Acres	
Passive open space		Acres	
Public and private right-of-way		Acres	
Maximum coverage of buildings and structures	<b>10,000</b>	Sq. Ft.	<b>21</b> %