

ORDINANCE 2007-433

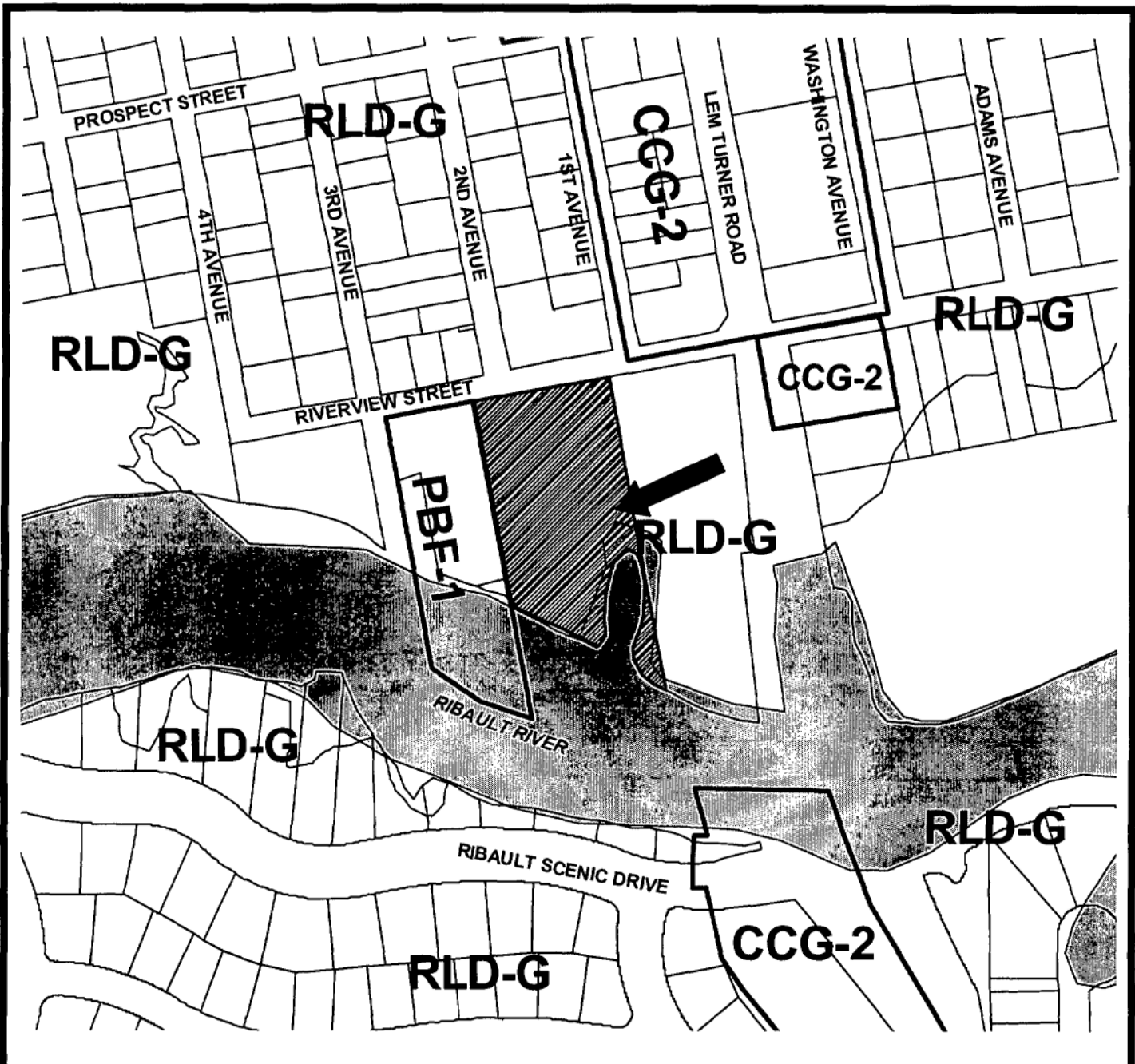
LEGAL DESCRIPTION

EAST 250 FEET OF TRACT 1 (EXCEPT EAST 10 FEET THEREOF) ARMSTRONG ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 16 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

AND

EAST 30 FEET OF THE WEST 250 FEET OF TRACT 1, ARMSTRONG ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 16 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

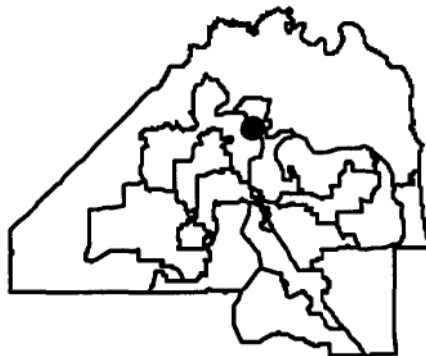
LESS AND EXCEPT ANY PART IN BOOK 197, PAGE 239, BOOK 207, PAGE 278, BOOK 207, PAGE 280, AND BOOK 11297, PAGE 173.



REQUEST SOUGHT:

FROM: RLD-G

TO: PUD



0 100 Feet



COUNCIL DISTRICT:

8

ORDINANCE R-2007-0433

Exhibit 2

Page 1 of 1

PUD Written Description

RIVERVIEW STREET P.U.D.

Date: August 20, 2006

City Development Number:

I. PROJECT DESCRIPTION

The subject property, hereafter referred to as the "Property", is legally described on Exhibit 1. The Property is identified as land described under Real Estate Number 036374-0000. The owner of the Property is the H & G Enterprises, LLC. The Property is located at 2040 Riverview Street and contains the former lodge building of the Ribault Lions Club. The applicant proposes to rezone approximately 2.7 acres of property from RLD-G to PUD to allow for the traditional use of the property as a social hall as well as to allow for the construction of a new 10,000 square foot medical building.

The Property was the lodge of the Ribault Lions Club for several decades prior to the sale of the property to the current owner on September 15, 2005. As a private club, the site was occasionally rented to host parties, receptions, and similar events. This PUD would allow for the continuance of such special events absent the private club in addition to allowing for the construction of a new medical/professional building to allow for the day-to-day use of the site. The adjacent property to the east has been the home of multiple churches and was acquired by the current church in 2003. Through the years, the churches have co-existed as neighbors with the Ribault Lions Club, and continued hosting of private events at this site as a rental facility rather than a private club will not be to the detriment of the neighboring church or to other neighboring properties. This PUD limits the uses permitted on the subject property and provides for a development scheme that is compatible with the character of the surrounding neighborhood. The Property is bordered on the east by said church located on Lem Turner Road, on the south by the Ribault River, on the west by a City boat ramp, and on the north by single-family residences across Riverview Street.

II. USES AND RESTRICTIONS

A. Permitted Uses:

1. Medical and dental or chiropractor offices and clinics (but not hospitals).
2. Business and professional offices.

3. Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products in conjunction with a professional service being rendered at the time provided.
4. Rental facilities for private social functions such as receptions and similar events provided that such functions occur only in conjunction with the building formerly used as the Ribault Lions Club. The provisions of Section 656.808(c) of the Zoning Code shall be applicable to all such social functions with the spirit and intent of permitting the traditional temporary rental or leasing of the lodge building as was allowable when the building was the lodge of a private club.

B. Accessory Structures

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

C. Restrictions on Uses:

1. Dumpsters, propane tanks and similar appurtenances must be screened from any roadways by landscaping or opaque fencing which is aesthetically compatible with other structures located, or to be located, on the Property.
2. Any request to deviated from these restrictions on the aggregate building area or uses shall be evaluated through the PUD minor modification process with a revised Site Plan to evaluate the internal and external compatibility of such proposed uses.

III. DESIGN GUIDELINES

A. Lot requirements:

1. *Minimum lot area:* none, except as otherwise required for certain uses
2. *Minimum lot width:* none, except as otherwise required for certain uses
3. *Maximum lot coverage:* 35%
4. *Minimum front yard:* 20 feet
5. *Minimum side yard:* 5 feet
6. *Minimum rear yard:* 10 feet; the rear yard shall be deemed as the portion of the property along the Ribault River
7. *Maximum height of structure:* 35 feet

B. Ingress, Egress and Circulation:

1. *Parking Requirements:*

- a. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- b. In the event of partitioning, shared parking may be utilized between parcels to achieve parking requirements provided that the required number of spaces shall be met on the overall site within the PUD

2. *Vehicular Access:*

- a. Vehicular access to the Property shall be by way of Riverview Street, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

3. *Pedestrian Access:*

- a. Sidewalks installed in accordance with the 2010 Comprehensive Plan shall provide pedestrian access.

C. Signs

- 1. Signage will be consistent with Part 13 of the Zoning Code as applied to the CRO Zoning District

D. Landscaping

- 4. The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code
- 5. Should the property be partitioned, the individual lots will be exempt from the perimeter landscaping requirements except along the periphery of the PUD site.
- 6. Notwithstanding the provisions of Part 12 of the Zoning Code, the location of the project landscaping may vary from the strict requirements of Part 12 and may be relocated to alternative placement to provide for improved site design and function. The final landscape plan shall be subject to the review and approval of the Planning and Development Department.

E. Recreation and Open Space:

- 1. Usable open spaces, plazas, and recreation areas will be constructed as per the goals and objectives of the Comprehensive Plan or as otherwise approved by the Planning and Development Department.

F. Utilities

1. Water, electric and sanitary sewer will be provided by Jacksonville Electric Authority (JEA).

G. Wetlands

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

IV. 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 existing and proposed uses within the Property, and showing the general layout of the overall Property.

V. JUSTIFICATION FOR PUD CLASSIFICATION FOR THIS PROJECT

The proposed project is in harmony with the general purpose and intent of the City of Jacksonville Zoning Code. The proposed project is compatible with similar development in the area. The design and layout of the PUD:

- A. Allows for a creative approach through the use of natural features of the site with existing vegetation and existing TOPO;
- B. Provides a more desirable environment than would be possible through the strict application of the minimum requirements of the Zoning Code by creating more buffers, landscaping, and/or recreation and open space than would be required through a straight zoning;
- C. Allows for an effective use of the land, resulting in lower development costs;
- D. Provides an environment that is characteristic of the surrounding area;
- E. Supports the retention of property values by providing needed services and support for the surrounding residences and businesses in the area; and
- F. Enhances the appearance of the area through the preservation of natural features, vegetation, and by using existing TOPO and grade in order to develop the project.

VI. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* The proposed land use category is Residential-Professional-Institutional (RPI), which allows for uses found in the

CO and CRO zoning districts. If the PUD is approved, the site will be consistent with the CGC land use category and the Comprehensive Plan.

- B. *Consistency with the Concurrency Management System.* The PUD will satisfy all concurrency requirements as required by the City of Jacksonville Concurrency Management System Office.
- C. *Allocation of Residential Land Use.* There is no residential component to this PUD
- D. *Internal Compatibility/Vehicular Access* The proposed PUD contains limitations to the uses permitted on the subject property as well as a common development scheme, which contains provisions for signage, landscaping, sidewalks, and other issues relating to common areas and vehicular and pedestrian traffic. In the event of partitioning, cross-access easements will be provided between properties. The site will have access from Riverview Street. The location of access points and driveway connections may vary and the final location shall be subject to the review and approval of the City of Jacksonville Traffic Engineer
- E. *External Compatibility/Intensity of Development:* The Property is located along the south side of Riverview Street and is bordered by institutional and municipal uses. One block to the east is the heavily commercialized Lem Turner Road. This PUD allows for limited uses consistent with the RPI category and at an intensity compatible with neighboring uses. This project allows for uses consistent with surrounding area. There is no residential component to this PUD.
- F. *Recreation/Open Space.* Usable open spaces, plazas, and recreation areas will be constructed as per the goals and objectives of the Comprehensive Plan or as otherwise approved by the Planning and Development Department.
- G. *Impact on Wetlands.* Development that would impact wetlands will be permitted through the local, state, and federal agencies with jurisdiction.
- H. *Listed Species Regulations.* The Property contains less than 50 acres and therefore a listed species survey is not required.
- I. *Off-Street Parking and Loading Requirements.* The site will comply with Part 6 of the Zoning Code or as otherwise approved by the Planning and Development Department. In the event of partitioning, shared parking may be utilized between parcels to achieve parking requirements provided that the required number of spaces shall be met on the overall site within the PUD.
- J. *Sidewalks, Trails, and Bikeways.* Sidewalks will be constructed as per the goals and objectives of the Comprehensive Plan.
- K. *Stormwater Retention.* Retention shall meet the requirements of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District.

- L. *Utilities.* The Jacksonville Electric Authority (JEA) will provide potable water service and sewer service.
- M. *Landscaping:* Perimeter landscaping for the PUD site shall be as set forth in Part 12 of the Zoning Code. Should the property be partitioned, the individual lots will be exempt from the perimeter landscaping requirements except along the periphery of the PUD site. Notwithstanding the provisions of Part 12 of the Zoning Code, the location of the project landscaping may vary from the strict requirements of Part 12 and may be relocated to alternative placement to provide for improved site design and function. The final landscape plan shall be subject to the review and approval of the Planning and Development Department.
- N. *Modification:* Amendment to this approved PUD may be accomplished as set forth in the Zoning Code. PUD amendments, including administrative deviations, may be sought for individual parcels or access points within the PUD, and such amendments may be obtained without the consent of other owners within the PUD.

VII. SUCCESSORS IN TITLE

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

VIII. GOALS AND POLICIES

Specifically, the PUD complies with the following goals, objectives, and policies of the Comprehensive Plan, Future Land Use Element:

- A. Policy 1.1.8: Require that all new non-residential projects be developed in either nodal areas, in appropriate infill locations, or as part of mixed or multi-use developments such as Planned Unit Development (PUDs) as described in this element.
- B. Policy 1.1.10: Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques.
- C. 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.
- D. Policy 3.2.2: The City shall promote the infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

- E. Policy 3.2.18: The City shall permit business parks in locations adjacent to, or near, residential areas, subject to applicable Land Development Regulations.

The Property is located along Riverview Street one block west of Lem Turner Road. The Property is an ideal site for light commercial infill development using a PUD to ensure development that is compatible with neighboring properties. The PUD will promote and sustain the viability of the surrounding area and provide employment and leisure opportunities to area residents.

