

# City of Jacksonville, Florida

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*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

August 18, 2022

The Honorable Terrance Freeman, President  
The Honorable Kevin Carrico, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2022-555**                      **Application for: The Yard PUD**

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation:     **Approve**

Planning Commission Recommendation:                             **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated May 26, 2022.
2. The original written description dated June 15, 2022.
3. The original site plan dated April 11, 2022.

Recommended Planning Commission Conditions to the Ordinance: **None**

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

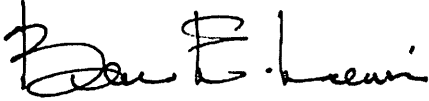
Planning Commission Vote:                      7-0

David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye

Daniel Blanchard	Aye
Jordan Elsbury	Absent
Joshua Garrison	Aye
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7820  
blewis@coj.net

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2022-555 TO**

**PLANNED UNIT DEVELOPMENT**

**AUGUST 18, 2022**

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 2022-555 to Planned Unit Development.

***Location:*** South side of Normandy Boulevard between Chaffee Road and Stratton Road

***Real Estate Number(s):*** 012840-0000

***Current Zoning District(s):*** Planned Unit Development (PUD 2005-694-E)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Low Density Residential (LDR)  
Residential Professional Institutional (RPI)  
Community General Commercial (CGC)

***Planning District:*** Southwest, District 4

***Applicant/Agent:*** T.R. Hainline, Esq. / William Michaelis, Esq.  
Rogers Towers, PA  
1301 Riverplace Boulevard, Suite 1500  
Jacksonville, Florida 32207

***Owner:*** Damron-Thompson, Inc.  
540111 US Hwy 1  
Callahan, Florida 32011

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Planned Unit Development 2022-555 seeks to rezone approximately 53.56 acres of land from PUD to PUD. The rezoning to PUD is being sought for 448 multifamily units and 5 acres of commercial uses.

The current PUD, 2005-694-E, contains 78 acres and allows for 386,000 square feet of commercial uses and multi-family units. Approximately 25 acres of the current PUD will be at the intersection of Chaffee Rd. and Normandy Blvd. and will allow for commercial retail and service establishments. The PUD was approved with the following conditions.

- (a) The development shall proceed in accordance with the Traffic Engineering Memorandum dated July 18, 2005 and attached hereto as Exhibit 4, or as otherwise approved by the Traffic Engineering Division and the Planning and Development Department.
- (b) The buffer between uncomplimentary land uses adjacent to the residentially zoned properties shall consist of 85% native shade trees, or as otherwise approved by the Planning and Development Department.
- (c) The applicant shall notify the Planning Department in writing, if the conditions of the reversionary clause in the written description are met. Thereafter, the City is authorized to take all administrative and legislative action necessary to effectuate the reversionary clause

The Planning & Development Department has reviewed the conditions of the enacted ordinance and does not recommend the conditions be continued with this application.

#### **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.

#### ***(A) 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 Low Density Residential (LDR), Residential Professional Institutional (RPI), Community General Commercial (CGC) functional land use categories 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 LDR land use category in the Suburban Development Area is intended to provide for low density residential development. The maximum gross density shall be 7 units/acre when full urban services are available. According to the PUD re-zoning written description and the JEA Availability letter provided with the application, JEA water and central services are available for the site and it is the applicant's intent to connect to those services. The LDR portion of the site is approximately +-21 acres in size allowing for the proposed 142 townhome units on this portion of the PUD.

The RPI land use category in the Suburban Development Area is intended to provide low to medium density development. Development which includes medium density residential and professional office uses is preferred. Principal uses in the RPI category include but are not limited

to multi-family dwellings, offices, institutional, and commercial retail sales and services limited to 50 percent of the site area. Single-use developments in the RPI category are limited to residential and office. The maximum gross density shall be 20 units /acre with full urban services. The RPI portion of the site is approximately +- 27 acres in size allowing for the 306 multi-family units on this portion of the PUD.

The CGC land use category in the Suburban Development Area is intended to provide for development in a nodal pattern and provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Residential uses shall not be the sole use and shall not exceed 80 percent of the development. The commercial uses proposed in the written description of the PUD are consistent with the CGC land use category. According to the site plan, there are no residential uses proposed within the area of the PUD that is in the CGC land use category.

The PUD rezoning is consistent with the CGC, RPI and LDR land use categories as identified on the PUD written description and site plan. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

Yes. 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:**

**Policy 1.1.10** Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

**Policy 1.1.12** 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.

**Goal 3** To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

**Policy 3.1.6** The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

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

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.

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): Low Density Residential (LDR), Residential Professional Institutional (RPI), and Community General Commercial (CGC). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

***(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 intends to utilize lands for [DESCRIPTION OF PROPOSAL]. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

***(4) Internal compatibility***

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The streetscape: the proposed plan of development will provide a streetscape that is similar to other developments along Normandy Blvd.
- The use of topography, physical environment and other natural features: The site plan shows approximately 16 acres of wetlands which will remain undeveloped. The wetlands will preserve the rural feel of the area and buffer the development from surrounding areas.
- The use and variety of building setback lines, separations, and buffering: The written description is using setbacks and development standards that are consistent with the standards in the Zoning Code.
- Compatible relationship between land uses in a mixed use project: With the separation of the residential and commercial uses, no negative impacts are expected.

***(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 following:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The PUD will have both residential and commercial uses on Normandy Blvd. This is consistent with the prevailing development along this corridor.
- The type, number and location of surrounding external uses: To the west, PUD 2022-436 was approved for 422 multi-family units and 5 acres of commercial uses. To the north single family subdivisions with 40, 50 and 60 foot wide lots are proposed.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
<b>North</b>	RPI	RLD-40	Single family dwellings
		RLD-60	Single family dwellings
<b>South</b>	LDR	RR-Acre	Single family dwelling, Timber
<b>East</b>	LDR	RLD-60	Single family dwellings
		RR-Acre	Single family dwellings
		RLD-50	Single family dwellings
		CGC	Undeveloped, Timber
		CCG-1	Undeveloped, Timber
<b>West</b>	LDR	PUD (01-1223)	Single family dwellings
		RR-Acre	Single family dwellings
		PUD (19-371)	Undeveloped, Timber
	CGC	PUD (19-371)	Undeveloped, Timber

***(6) Intensity of Development***

The proposed development is consistent with the Low Density Residential (LDR), Residential Professional Institutional (RPI), Community General Commercial (CGC) functional land use categories as a mixed use development of multi-family residential and commercial. The PUD is appropriate at this location because this node at Chaffee Road and Normandy Boulevard is seeing substantial growth.

- The availability and location of utility services and public facilities and services: According to Duval County School District, the PUD is expected to generate 111 elementary, middle and high school students. There is sufficient capacity to accommodate the expected students a Normandy Village ES, Charger Academy MS and Ed White HS.

JEA has no objections or comments on the proposed project.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: FDOT has reviewed the intended plan of development and indicated that the developer will need to coordinate with FDOT on the two driveway locations on Normandy Boulevard. According to FDOT, there is sufficient capacity to accommodate the generated trips.

***(7) Usable open spaces plazas, recreation areas.***

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

***(8) Impact on wetlands***

Review of City data indicates the potential existence of 16.08 acres of Category III wetlands on the subject site. The wetlands are located on the eastern and southern boundaries. The Category III wetlands have a medium functional value for water filtration attenuation and flood water capacity due to isolation, size and indirect impacts on the City's waterways. The site plan shows the wetland areas. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

***(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 with the following exceptions; the minimum number of parking spaces for multi-family will be 1.35 spaces per unit. This is substantially below the 2 spaces per unit required in the Zoning Code. Also the PUD is increasing the number of compact parking spaces from 30% to 35% of the total number of spaces. These requests appear to reduce the cost of the development at the detriment to future residents.



*(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 August 5, 2022, the required Notice of Public Hearing sign was posted.



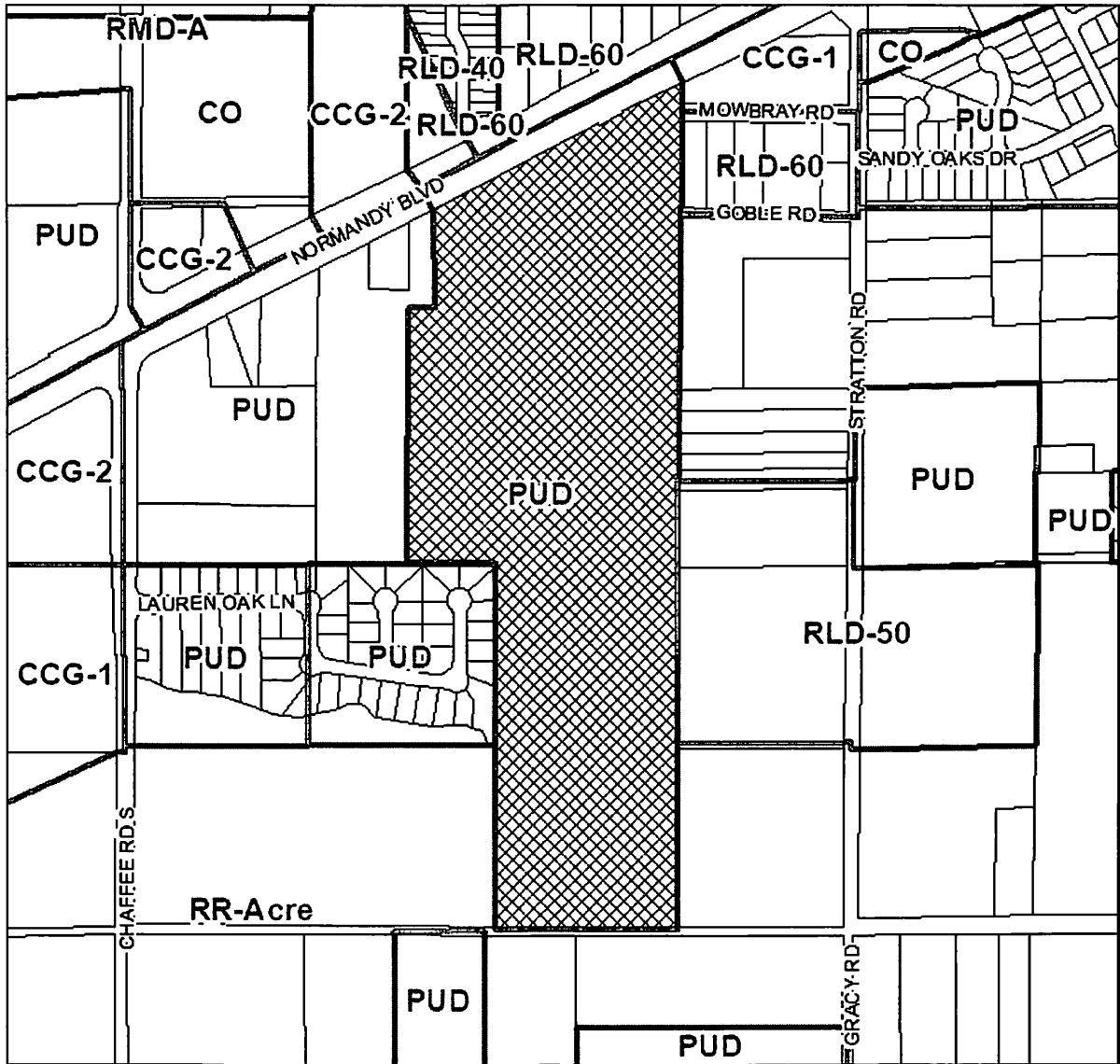
**RECOMMENDATION**

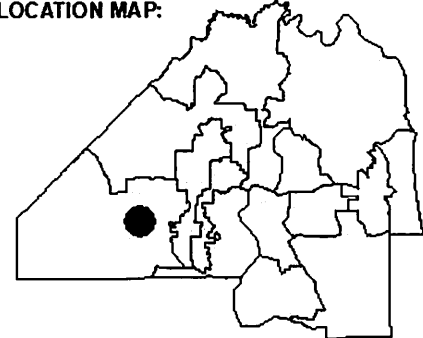

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2022-555** be **APPROVED** with the following exhibits:

1. The original legal description dated May 26, 2022.
2. The original written description dated June 15, 2022.
3. The original site plan dated April 11, 2022.



Aerial view of subject property.



<p><b>REQUEST SOUGHT:</b></p> <p><b>FROM:</b> PUD</p> <p><b>TO:</b> PUD</p>	<p><b>LOCATION MAP:</b></p> 	 <p>0 200 400 800 Feet</p>
<p><b>ORDINANCE NUMBER</b> ORD-2022-0555</p>	<p><b>TRACKING NUMBER</b> T-2022-4295</p>	<p><b>COUNCIL DISTRICT:</b> 12</p> <p><b>EXHIBIT 2</b> <b>PAGE 1 OF 1</b></p>

# Application For Rezoning To PUD

## Planning and Development Department Info

**Ordinance #** 2022-0555 **Staff Sign-Off/Date** BEL / 07/07/2022

**Filing Date** 07/20/2022 **Number of Signs to Post** 5

### Hearing Dates:

**1st City Council** 08/24/2022 **Planning Commission** 08/18/2022

**Land Use & Zoning** 09/07/2022 **2nd City Council** N/A

**Neighborhood Association** WEST JAX CIVIC ASSOC.

**Neighborhood Action Plan/Corridor Study** NONE

## Application Info

**Tracking #** 4295

**Application Status** PENDING

**Date Started** 05/26/2022

**Date Submitted** 05/26/2022

## General Information On Applicant

### Last Name

HAINLINE

### First Name

T.R.

### Middle Name

### Company Name

ROGERS TOWERS, P.A.

### Mailing Address

1301 RIVERPLACE BOULEVARD, SUITE 1500

### City

JACKSONVILLE

### State

FL

**Zip Code** 32207

### Phone

9043465531

### Fax

9043960663

### Email

THAINLINE@RTLAW.COM

## General Information On Owner(s)

Check to fill first Owner with Applicant Info

### Last Name

SEE

### First Name

BELOW

### Middle Name

### Company/Trust Name

DAMRON-THOMPSON, INC.

### Mailing Address

540111 US HWY. 1

### City

CALLAHAN

### State

FL

### Zip Code

32011

### Phone

### Fax

### Email

## Property Information

### Previous Zoning Application Filed For Site?

**If Yes, State Application No(s)** 2005-0694

### Map RE#

Map 012840 0000

### Council District

12

### Planning District

4

### From Zoning District(s)

PUD

### To Zoning District

PUD

Ensure that RE# is a 10 digit number with a space (##### #)

### Existing Land Use Category

**Land Use Category Proposed?****If Yes, State Land Use Application #****Total Land Area (Nearest 1/100th of an Acre)** 53.56**Development Number****Proposed PUD Name** THE YARD PUD**Justification For Rezoning Application**

SEE EXHIBIT "D"

**Location Of Property****General Location**

SOUTHEAST QUADRANT OF INTERSECTION OF NORMANDY BLVD &amp; CHAFFEE RD

<b>House #</b>	<b>Street Name, Type and Direction</b>	<b>Zip Code</b>
10950	NORMANDY BLVD	32221

**Between Streets**

CHAFFEE ROAD S and STRATTON ROAD

**Required Attachments For Formal, Complete application**

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

**Supplemental Information**

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department (i.e.-\*building elevations, \*signage details, traffic analysis, etc.).

**Public Hearings And Posting Of Signs**

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING.** (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

**Application Certification**

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

**Filing Fee Information**

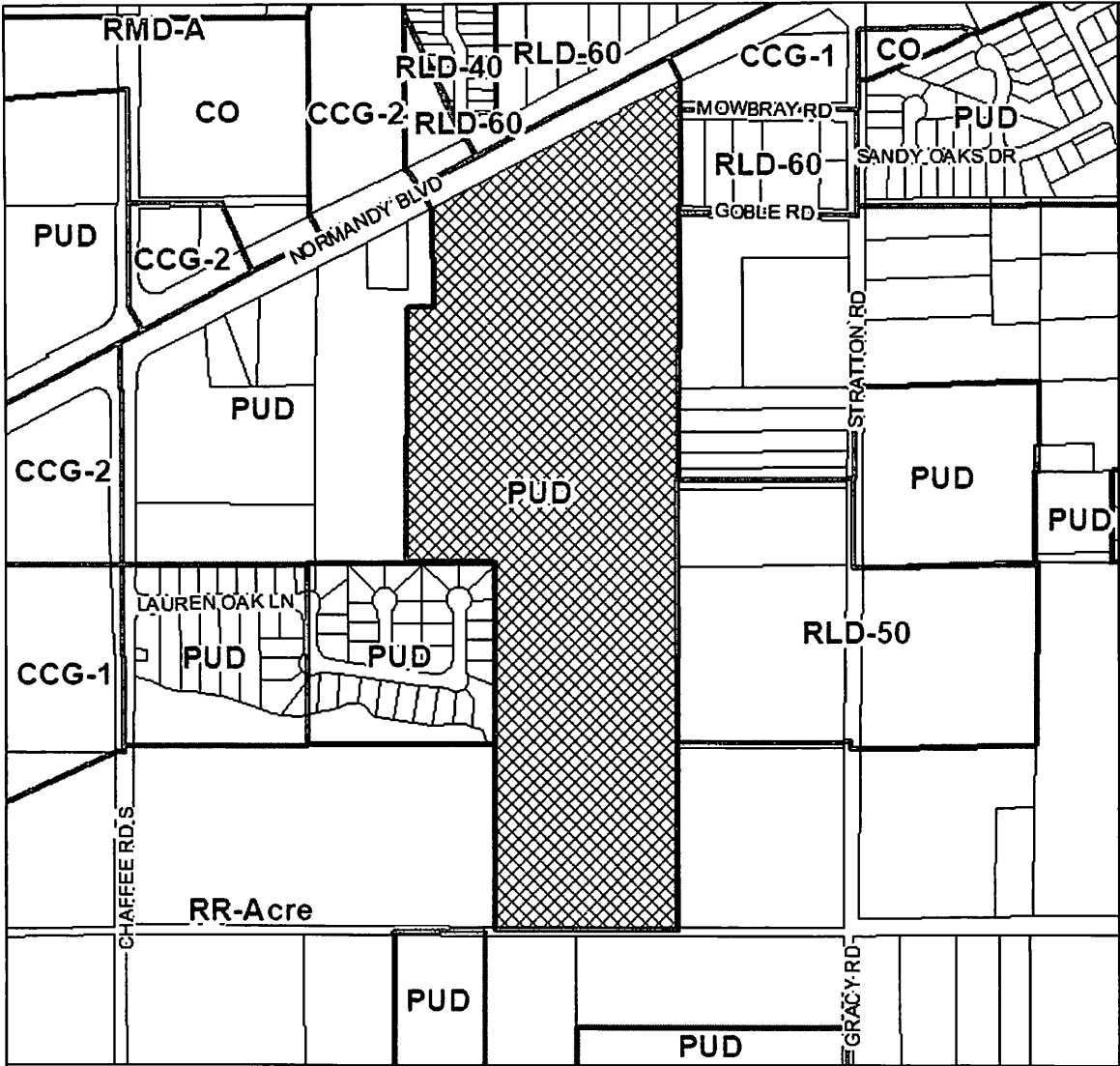
- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**  
**53.56 Acres @ \$10.00 /acre:** \$540.00
- 3) Plus Notification Costs Per Addressee**  
**64 Notifications @ \$7.00 /each:** \$448.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$3,257.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

## Legal Description

May 26, 2022

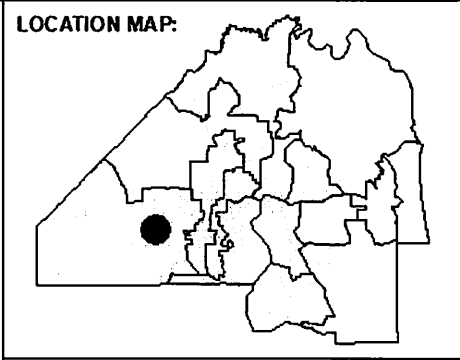
Tracts 3, 4, 13 and 14, Block 3, and part of Tract 5, Block 3, South of Normandy Boulevard and that part of Tract 12, 13, and 14, Block 2, lying South of Normandy Boulevard, all in Section 6, Township 3 South, Range 25 East, Jacksonville Heights, as recorded in Plat Book 5, page 93 of the Current Public Records of Duval County, Florida, and being more particularly described as follows: Begin at the Southeast corner of said Tract 14, Block 3; thence South  $89^{\circ}42'30''$  West on the South line of Tract 14 and 13, a distance of 674.57 feet to the Southwest corner of said Tract 13; thence North  $0^{\circ}19'53''$  East on the West line of said Tract 13, a distance of 1319.90 feet to the Northwest corner of said Tract 13 and the Southeast corner of Tract 5, Block 3; thence South  $89^{\circ}43'52''$  West on the South line of said Tract 5, a distance of 335.62 feet to the Southwest corner of said Tract 5; thence North  $0^{\circ}24'14''$  East on the West line of said Tract 3 a distance of 894.42 feet; thence South  $89^{\circ}18'37''$  East, a distance of 100.0 feet; thence North  $01^{\circ}19'18''$  West, a distance of 356.44 feet to the Southerly right-of-way of Normandy Boulevard (a 200 ft. right-of-way as now established); thence North  $62^{\circ}32'41''$  East on said Southerly right-of-way, 682.82 feet; thence South  $27^{\circ}27'19''$  East, a distance of 10.0 feet; thence North  $62^{\circ}32'41''$  East on said East right-of-way 100.0 feet; thence North  $27^{\circ}27'19''$  West, 10.0 feet; thence North  $62^{\circ}32'41''$  East on said East right-of-way 247.62 feet to the intersection with the East line of said Tract 14, Block 2; thence South  $0^{\circ}11'14''$  West on the East line of Tract 14, Block 2, and Tract 3 and 14, Block 3, a distance of 3039.55 feet to the Point of Beginning.



**REQUEST SOUGHT:**

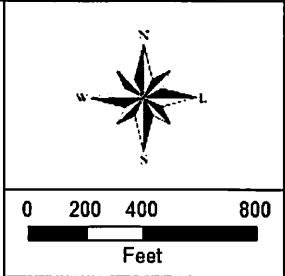
**FROM:** PUD

**TO:** PUD



**TRACKING NUMBER**

**T-2022-4295**



**COUNCIL DISTRICT:**

**12**

**EXHIBIT 2**

**PAGE 1 OF 1**



## The Yard PUD

June 15, 2022

### I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 012840-0000
- B. Current Land Use Designation: CGC, RPI and LDR
- C. Current Zoning District: PUD
- D. Proposed Zoning District: PUD
- E. Proposed Land Use Designation: CGC, RPI and LDR (no change)

### II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

Atlee Development Group (the “Applicant”) proposes to rezone approximately 53.56 acres of property along Normandy Boulevard, between Chaffee Road and Stratton Road, from Planned Unit Development pursuant to Ordinance 2005-694-E (the “Original PUD”) to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”).

The Original PUD allowed for a mixture of commercial, retail and residential development, including single or multi-family dwellings, on the Property and certain adjacent property at the intersection of Chaffee Road and Normandy Boulevard. The adjacent property at the intersection of Chaffee Road and Normandy Boulevard is owned by separate entities and was rezoned to a new Planned Unit Development zoning district pursuant to Ordinance 2019-371-E (the “Adjacent PUD”). The Adjacent PUD allows for development of a residential subdivision and commercial/retail uses.

As described below, the PUD zoning district is being sought to provide for the redevelopment of the Property with a mix of multi-family and commercial uses (the “PUD”). The PUD shall be developed in accordance with this PUD Written Description and the site plan, which is attached as **Exhibit “4”** to this ordinance (the “Site Plan”).

The Property is currently vacant, but was previously used as a storage yard for vehicles. The redevelopment of the Property with multi-family and commercial uses, as shown on the Site Plan, will revitalize the Property and serve as a catalyst for development and positive uses in this area. Furthermore, the proposed development will provide housing and services for new and expanding employment centers in the area.

The Property lies within the Community/General Commercial (“CGC”), Residential-Professional-Institutional (“RPI”) and Low Density Residential (“LDR”) land use categories on the Future Land Use Map (FLUM) and within the Suburban Development Area of the Comprehensive Plan. Surrounding land use designations, zoning districts, and existing uses are as detailed in Section III below.

### III. SITE SPECIFICS

Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	LDR	RR-Acre, PUD	Vacant, Single Family
East	LDR, CGC	CCG-1, RLD-60, RR-Acre, RDL-50	Vacant, Single Family
North	CGC, RPI	CCG-2, RLD-60, RLD-40	Vacant, Single Family
West	CGC, LDR	PUD, CCG-1, CCG-2	Vacant, Single Family

### IV. PERMITTED USES

#### A. Maximum Densities/Intensities

Consistent with the provisions of the Future Land Use Element of the 2030 Comprehensive Plan governing , CGC, RPI and LDR in the Suburban Development Area, residential uses, as described in Section IV.C below, shall not shall not exceed a maximum residential density of twenty (20) units per gross acre within RPI and CGC portions of the PUD, and seven (7) units per gross acre within the LDR portion of the PUD.

#### B. PUD Conceptual Site Plan and Parcels

The Site Plan shows the proposed PUD layout, including the access points, schematic internal roadway layout, and other features of the proposed development. The parcel designations are solely for the purpose of defining the general location of permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation and parcel sizes/amount, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

The following uses, as described in Sections IV.C and D below, shall be permitted uses in the parcels as follows:

On the portion of the property designated as the “multi-family” and “townhomes”) on the Site Plan (collectively, the “Residential Parcels”), multi-family residential uses and related amenities, as described in Section IV.C below, shall be permitted. Such uses may include uses which are integrated horizontally or vertically (e.g., a “Townhome” with an apartment on the third story), and also may include associated shared parking.

On the portion of the property designated as the “Commercial Parcel 1, Commercial Parcel 2 and Commercial Parcel 3” on the Site Plan (collectively, the “Commercial Parcels”), Retail/Commercial uses, as described in Section IV. D below, shall be permitted. The Retail/Commercial uses may include uses which are integrated horizontally or vertically, and also may include associated shared parking.

**C. Multi-family Residential**

*a. Permitted uses and structures.*

- i. Apartments (rental or condominium ownership).
- ii. Townhomes/carriage homes (fee simple, condominium ownership, or rental).
- iii. Leasing/sales/management offices, models, and similar uses.
- iv. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.
- v. Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.
- vi. Mail center.
- vii. Home occupations, subject to the provisions of Part 4 of the Zoning Code.
- viii. Carwash (self) area for residents.
- ix. Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces and parking lots.
- x. Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses.
- xi. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.
- xii. Rooftop antennas subject to the provisions of Part 15 of the Zoning Code.

- xiii. Essential services, including water, sewer, gas, telephone, internet, radio, cable, television (including satellite), and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- b. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for residential uses.*
  - i. *Minimum lot width*—None.
  - ii. *Maximum gross density*—Twenty (20) units per acre within the RPI and CGC portions of such Residential Parcels (including in such gross acres the areas designated on the Site Plan as “Existing Wetlands”), and seven (7) units per acre within the LDR portion of such Residential Parcels (including in such gross acres the areas designated on the Site Plan as “Existing Wetlands”).
  - iii. *Maximum lot coverage by all buildings*—50%. The maximum impervious surface ratio shall be that required for the RMD-D zoning district (75%).
  - iv. *Minimum Setback of Principal Structures from Boundary of the Property.* Twenty (20) feet, which shall be in lieu of any additional or different yard requirements.
  - v. *Multiple-family dwellings on same lot.* A multiple-family dwelling with four units or more that directly faces, or backs up to, another multiple-family dwelling with at least four units shall provide a separation of at least forty (40) feet. For purposes of clarification, the foregoing requirement shall not apply to the sides of townhomes/carriage homes.
- c. *Townhome Lot Requirements.* In the event townhomes are constructed for fee simple ownership, such townhomes shall be subject to the requirements of Section 656.414 of the Zoning Code. Otherwise, townhomes/carriage homes shall be subject to the lot requirements in this PUD.
- d. *Maximum height of structure.* 45 feet; provided, however, that height may be unlimited where all required yards are increased by one foot for each one foot of building height or fraction thereof in excess of 45 feet.

**D. Commercial/Retail**

- a. *Permitted uses and structures.*
  - 1. Commercial retail sales and service establishments.
  - 2. Retail outlets for the sale of food and drugs including grocery stores, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops

and pet shops, musical instruments, florists, delicatessens, bakeries, restaurants, home furnishings and appliances including repairs incidental to sales, office equipment or furniture, hardware, antiques, new automobile parts (including rebuilt parts) and accessories, plant nurseries, home improvement, and all other similar retail uses. These uses include drive-through and drive-in facilities.

3. Retail outlets for the purchase, sale, or trade of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
4. Personal service establishments such as barber and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, spas, laundries and dry cleaners, tailors, dry cleaning pickup, travel agencies, and similar uses, as well as cosmetology and similar uses, including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products.
5. Establishments which include the retail sale and service of beer and wine for on-premises consumption or off premises consumption or both.
6. Studios where art, pottery, or crafts are made with a bottle club or the retail sale and service of all alcoholic beverages, including all alcohol for on-premises.
7. Breweries, taprooms, wineries, wine clubs, tasting rooms, and similar uses.
8. Convenience stores which may include the sale of petroleum, electric or natural gas and an automated car wash meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
9. Auto laundry.
10. Restaurants, including restaurants with on premises consumption of all alcohol, the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, and drive-through and drive-up facilities.
11. Hotels and motels.
12. Churches, including a rectory or similar use.
13. Banks, savings and loans, credit unions, mortgage brokers, stockbrokers, and other financial institutions and similar uses; including drive-through and drive-up facilities, with drives and connections designed and configured for safe access.
14. Stand-alone walk-up or drive-up ATMs and similar uses.
15. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, skating rinks, cinemas, theaters, and similar uses.

16. Express or parcel delivery offices, but not trucking distribution centers.
17. Veterinarians, animal hospitals and associated animal boarding kennels meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
18. Buildings and uses immediately and exclusively accessory to the uses permitted above, including automobile parking or valet facilities, living quarters for custodians or caretakers of the office buildings, and storage of documents and equipment.
19. Child and adult day care centers meeting the performance standards in Part 4 of the Zoning Code.
20. Outside retail sales of holiday items, including fireworks, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.
21. Personal property storage establishments, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.
22. Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
23. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
24. Art galleries, dance, art, pottery, crafts, gymnastics, fitness/exercise centers, martial arts and music studios, and theaters for stage performances, and similar uses.
25. Museums, art galleries, music studios, and theaters for stage performances, which may include bottle clubs or the retail sale and service of all alcohol for on-premises consumption in conjunction with performances, shows, meetings, and similar activities.
26. Uses which are adjacent to a lake may use small pram boats, paddle boats, kayaks, canoes, and similar small, recreational boats on the lake. Gasoline, diesel and other powered motors are prohibited, except for boats used to maintain the lake.
27. Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
28. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

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

30. Vocational, trade or business schools and similar uses.

31. Essential services, including water, sewer, gas, telephone, internet, radio, cable, television (including satellite), and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

b. *Permissible uses by exception.* Those uses permissible by exception in the CCG-1 zoning district.

c. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Commercial/Retail use.*

i. *Minimum lot requirements (width and area).* None, except as otherwise required for certain uses.

ii. *Maximum lot coverage by all buildings.* None, except as otherwise required for certain uses. The maximum impervious surface ratio shall be that required for the CCG-1 zoning district (85%).

iii. *Minimum yard requirements.*

(a) Front—None.

(b) Side—None; 10 feet if adjacent to a residential zoning district.

(c) Rear—10 feet.

iv. *Maximum height of structures.* Sixty feet.

#### **E. Accessory Uses and Structures**

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot as a principal use within the development. Accessory uses shall be subject to the following:

1. An establishment for the retail sales of convenience goods, laundromats, vending machine facilities, personal and professional service establishments, day care centers and similar uses are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site.

2. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code. Accessory uses and structures may be located within any required uncomplimentary buffer.

**F. Height Limitations**

Decorative rooftop structures including: screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy are not included in the maximum height.

**V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

**A. Access**

As shown on the Site Plan, access to the Property will be provided via access points located along Normandy Boulevard. Interior access drives will be privately owned and maintained by the owner, an owners' association and/or a management company and may be gated. The location and design of all access points and interior access drives is conceptual, and the final location and design of all access points and interior access drives is subject to the review and approval of the City Traffic Engineer and the City Planning and Development Department.

**B. Sidewalks, Trails, and Bikeways**

Sidewalks shall be provided as required in the 2030 Comprehensive Plan.

**C. Recreation/Open Space**

Active recreation will be provided with the amenity/recreation areas pursuant to Policy 2.2.5 of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

**D. Landscaping/Landscaped Buffers**

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Zoning Code, with the following additional and superseding provisions specifically noted to address the integrated mixed use design qualities of the PUD. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. For individual uses, which may own their sites in fee simple, required landscaping may be provided "off-site" within the PUD and may be shared with other uses, as long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses.

The City's Zoning Code requires buffers for "uncomplimentary land uses and zones" in Section 656.1216. Due to the integrated mixed use nature of this PUD, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required including, but not limited to, between the Residential Parcels and Commercial Parcels.

**E. Signage**



The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, users, and tenants and for directional communication in a distinctive and aesthetically pleasing manner. A coordinated system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location, property ownership or frontage. As such, uses, owners and/or tenants of the Residential Parcels may have signage on the Commercial Parcels' signs and uses, owners and/or tenants of the Commercial Parcels may have signage on the Residential Parcels' signs. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity. Monument signs shall meet the setbacks required by Section 656.1303.i.2 of the Zoning Code.

1. Residential Parcels

a. Project Identity Monument Signs on Normandy Boulevard.

A maximum of two (2) project identity monument signs will be permitted along Normandy Boulevard for the Residential Parcels. These signs may be two sided, internally or externally illuminated, and may be located within the median of any internal access road. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared monument sign.

These monument signs will not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.

b. Awning Signs.

Awning signs are permitted as set forth for high density residential uses in Section 656.1304, Ordinance Code.

c. Other Signs.

Directional signs indicating major buildings, common areas, and various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face and a maximum of six (6) such signs will be permitted. For pedestrian directional signage, such as "informational sidewalk kiosks", 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of four (4) square feet per side and a maximum of four (4) such signs will be permitted. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Because all project identity signs, as identified above, and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs, as well as wall, awning, projecting and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Temporary signs such as real estate signs, leasing signs, model units and construction signs are permitted. Temporary signs shall be limited to twenty-four (24) square feet in area per sign face and only one temporary sign per individual activity/unit shall be permitted on the Property.

2. Commercial Parcels

Signage for each of the Commercial Parcels shall be permitted in accordance with Part 13 of the Zoning Code for the CCG-1 zoning district. For purposes of clarification, monument signs for the Commercial Parcels may identify both uses, owners, and/or tenants from the Commercial Parcels and Residential Parcels, without regard to lot location, property ownership or frontage.

**Residential Parcels Sign Guidelines**

<b>Sign Type</b>	<b>General Location</b>	<b>Quantity</b>	<b>Max Area Per Side (sq. ft.)</b>	<b>Max Height (ft.)</b>
Project Identity Monument Sign on Normandy Boulevard	On Normandy	2	50	15
Awning Signs	Per Section 656.1304, Ordinance Code			
Vehicular Directional Signs	Project Wide	6	8	
Information Kiosks	Project Wide	4	4	
Temporary Signs	Project Wide		24	

**F. Architectural Guidelines.**

Buildings, structures, and signage shall be architecturally compatible with those in other uses within the PUD.

**G. Construction offices/model units/real estate rental or sales.**

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, “unit,” or “phase” until that lot, “unit,” or “phase” is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

**H. Modifications**

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

**I. Site Plan**

The configuration of the development as depicted in the Site Plan is conceptual, and revisions to the Site Plan, including but not limited to the locations of the access points, internal circulation, pond(s), trash compactor, parking, buildings, and garages, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

**J. Phasing**

The Property may be developed in a single phase by a single developer or in multiple phases by multiple developers. Verifications of compliance or modifications may be sought for the entire Property, individual parcels, or portions of parcels, as they are developed.

**K. Parking and Loading Requirements**

Parking will be provided in accordance with Part 6 of the City's Zoning Code, as it may be amended, with the following additional and superseding provisions:

1. Within any multifamily uses, parking shall be provided at a minimum ratio of 1.35 spaces per residential unit.
2. The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking connected to or under the apartment and townhome buildings. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the multifamily residential or townhome buildings. The tandem parking spaces may not encroach on the sidewalks. Bicycle parking for multifamily uses shall be provided in accordance with Part 6 of the Zoning Code. If townhomes are individually platted, parking, including bicycle parking, might not be provided "on-site" of each platted lot and instead may be provided "off-site" within the Residential Parcels.
3. All loading areas will comply with Sections 656.605 of the Zoning Code.

**L. Lighting**

Lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property.

**M. Stormwater Retention**

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

**N. Utilities**

The Property is served by JEA.

**VI. PRE-APPLICATION CONFERENCE**

A pre-application conference was held regarding this application on Friday, April 22, 2022.

**VII. JUSTIFICATION FOR THE PUD REZONING**

The PUD proposes the concept of a carefully planned mixed-use development on an under-utilized property in a corridor that needs a catalyst development. This development will support infill development in the area and serve as a catalyst for future redevelopment. The PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning. Many best development and planning practices have been incorporated into the PUD including:

- A mix of land uses;
- Internal and external vehicular connectivity;
- Pedestrian-friendly environment; and
- Creation of employment opportunities.

**VIII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE**

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and Site Plan, unless modified; it provides for maximum densities/intensities; for each use, it sets forth minimum lot width, maximum lot coverage, minimum yard requirements, and maximum height of structures which are unique to the urban design and character of this PUD and therefore vary from the otherwise applicable Zoning Code provisions; it includes variations to the accessory use and performance standards provisions which are consistent with the urban design of this PUD; it contains Recreation/Open Space provisions which ensure compliance with applicable Comprehensive Plan requirements; it includes variations from the landscaping provisions consistent with the integrated design of this PUD; it provides for signage tailored to the frontage on multiple roads of different sizes and classifications; and it includes variations from the parking standards otherwise applicable to accommodate the urban design of this PUD, and other features of a planned development.

<b>Element</b>	<b>Zoning Code</b>	<b>Proposed PUD</b>	<b>Reasoning</b>
Uses	See Existing PUD	<u>Multi-family Residential</u>	To allow for residential and commercial development of the Property.

		<p><i>a. Permitted uses and structures.</i></p> <p>i. Apartments (rental or condominium ownership).</p> <p>ii. Townhomes/carriage homes (fee simple, condominium ownership, or rental).</p> <p>iii. Leasing/sales/management offices, models, and similar uses.</p> <p>iv. Amenity/recreation centers, which may include a pool, cabana/clubhouse, meeting rooms, health/exercise facility, sauna, and similar uses.</p> <p>v. Parks, open space, playgrounds, playfields, fire pit/gathering areas, observation and shade pavilions, dog parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, noncommercial greenhouses and plant nurseries, tool houses, garden sheds, garden work centers, ponds, observation platforms, benches, picnic areas, shelters and informational kiosks, signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses and structures designed for and used for recreational/open spaces.</p> <p>vi. Mail center.</p> <p>vii. Home occupations, subject to the provisions of Part 4 of the Zoning Code.</p> <p>viii. Carwash (self) area for residents.</p> <p>ix. Structured parking including, but not limited to, parking garages, underbuilding parking, covered parking spaces and parking lots.</p> <p>x. Maintenance offices/areas, maintenance equipment storage buildings/ areas, security offices, and similar uses.</p> <p>xi. Stormwater, management and flood control improvements, as permitted by the applicable regulatory agencies.</p> <p>xii. Rooftop antennas subject to the provisions of Part 15 of the Zoning Code.</p> <p>xiii. Essential services, including water, sewer, gas, telephone, internet, radio, cable, television (including satellite), and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p><b><u>Commercial</u></b></p> <p><i>a. Permitted uses and structures.</i></p>	
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		<ol style="list-style-type: none"> <li>1. Commercial retail sales and service establishments.</li> <li>2. Retail outlets for the sale of food and drugs including grocery stores, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops and pet shops, musical instruments, florists, delicatessens, bakeries, restaurants, home furnishings and appliances including repairs incidental to sales, office equipment or furniture, hardware, antiques, new automobile parts (including rebuilt parts) and accessories, plant nurseries, home improvement, and all other similar retail uses. These uses include drive-through and drive-in facilities.</li> <li>3. Retail outlets for the purchase, sale, or trade of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.</li> <li>4. Personal service establishments such as barber and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, spas, laundries and dry cleaners, tailors, dry cleaning pickup, travel agencies, and similar uses, as well as cosmetology and similar uses, including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products.</li> <li>5. Establishments which include the retail sale and service of beer and wine for on-premises consumption or off premises consumption or both.</li> <li>6. Studios where art, pottery, or crafts are made with a bottle club or the retail sale and service of all alcoholic beverages, including all alcohol for on-premises.</li> <li>7. Breweries, taprooms, wineries, wine clubs, tasting rooms, and similar uses.</li> <li>8. Convenience stores which may include the sale of petroleum, electric or natural gas and an automated car wash meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</li> <li>9. Auto laundry.</li> </ol>	
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		<ol style="list-style-type: none"> <li>10. Restaurants, including restaurants with on premises consumption of all alcohol, the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code, and drive-through and drive-up facilities.</li>   <li>11. Hotels and motels.</li>   <li>12. Churches, including a rectory or similar use.</li>   <li>13. Banks, savings and loans, credit unions, mortgage brokers, stockbrokers, and other financial institutions and similar uses; including drive-through and drive-up facilities, with drives and connections designed and configured for safe access.</li>   <li>14. Stand-alone walk-up or drive-up ATMs and similar uses.</li>   <li>15. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, skating rinks, cinemas, theaters, and similar uses.</li>   <li>16. Express or parcel delivery offices, but not trucking distribution centers.</li>   <li>17. Veterinarians, animal hospitals and associated animal boarding kennels meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</li>   <li>18. Buildings and uses immediately and exclusively accessory to the uses permitted above, including automobile parking or valet facilities, living quarters for custodians or caretakers of the office buildings, and storage of documents and equipment.</li>   <li>19. Child and adult day care centers meeting the performance standards in Part 4 of the Zoning Code.</li>   <li>20. Outside retail sales of holiday items, including fireworks, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.</li>   <li>21. Personal property storage establishments, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.</li> </ol>	
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		<p>22. Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.</p> <p>23. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.</p> <p>24. Art galleries, dance, art, pottery, crafts, gymnastics, fitness/exercise centers, martial arts and music studios, and theaters for stage performances, and similar uses.</p> <p>25. Museums, art galleries, music studios, and theaters for stage performances, which may include bottle clubs or the retail sale and service of all alcohol for on-premises consumption in conjunction with performances, shows, meetings, and similar activities.</p> <p>26. Uses which are adjacent to a lake may use small pram boats, paddle boats, kayaks, canoes, and similar small, recreational boats on the lake. Gasoline, diesel and other powered motors are prohibited, except for boats used to maintain the lake.</p> <p>27. Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.</p> <p>28. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p>29. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins) of the Zoning Code.</p>	
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		<p>30. Vocational, trade or business schools and similar uses.</p> <p>31. Essential services, including water, sewer, gas, telephone, internet, radio, cable, television (including satellite), and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.</p> <p><b>b. Permissible uses by exception:</b> Those uses permissible by exception in the CCG-1 zoning district.</p> <p><b><u>Accessory Uses and Structures</u></b></p> <p>Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot as a principal use within the development. Accessory uses shall be subject to the following:</p> <p>1. An establishment for the retail sales of convenience goods, laundromats, vending machine facilities, personal and professional service establishments, day care centers and similar uses are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site.</p> <p>2. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code. In addition, accessory uses and structures may be located within any required uncomplimentary buffer.</p>	
<p><b>Lot Requirements</b></p>	<p>See Existing PUD.</p>	<p><b><u>Multi-family Residential</u></b></p> <p>a. <i>Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for residential uses.</i></p> <p>i. <i>Minimum lot width—None.</i></p> <p>ii. <i>Maximum gross density—Thirty (30) units per acre.</i></p> <p>iii. <i>Maximum lot coverage by all buildings—50%. The maximum impervious surface ratio shall be that required for the RMD-D zoning district (75%).</i></p> <p>iv. c. <i>Minimum Setback of Principal Structures from Boundary of the Property.</i> Twenty (20) feet, which shall be in lieu of any additional or different yard requirements.</p> <p>d. <i>Townhome Lot Requirements:</i> In the event townhomes are constructed for fee simple</p>	<p>To allow for flexible interior site design.</p>

		<p>ownership, such townhomes shall be subject to the requirements of 656.414 of the Zoning Code. Otherwise, townhomes/carriage homes shall be subject to the lot requirements in this PUD.</p> <p>e. <i>Maximum height of structure.</i> 45 feet; provided, however, that height may be unlimited where all required yards are increased by one foot for each one foot of building height or fraction thereof in excess of 45 feet.</p> <p>f. <i>Multiple-family dwellings on same lot.</i> A multiple-family dwelling with four units or more that directly faces, or backs up to, another multiple-family dwelling with at least four units shall provide a separation of at least 40 feet. For purposes of clarification, the foregoing requirement shall not apply to the sides of townhomes/carriage homes.</p> <p><b><u>Commercial</u></b></p> <p>a. <i>Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Retail/Commercial use.</i></p> <p>i. <i>Minimum lot requirements (width and area).</i> None, except as otherwise required for certain uses.</p> <p>ii. <i>Maximum lot coverage by all buildings.</i> None, except as otherwise required for certain uses. The maximum impervious surface ratio shall be that required for the CCG-1 zoning district (85%).</p> <p>iii. <i>Minimum yard requirements.</i></p> <p>(a) Front—None.</p> <p>(b) Side—None.</p> <p>(c) Rear—10 feet.</p> <p>iv. <i>Maximum height of structures.</i> Sixty feet.</p> <p><b><u>Height Limitations</u></b></p> <p>Decorative rooftop structures including: screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy are not included in the maximum height.</p>	
<p><b>Signage</b></p>	<p>See Existing PUD</p>	<p>The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, users, and tenants and for directional communication in a distinctive and aesthetically pleasing manner. A coordinated system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the</p>	<p>To ensure adequate signage that is consistent with surrounding developments.</p>

		<p>PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location, property ownership or frontage. As such, uses, owners and/or tenants of the Residential Parcels may have signage on the Commercial Parcels' signs and uses, owners and/or tenants of the Commercial Parcels may have signage on the Residential Parcels' signs. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity. Monument signs shall meet the setbacks required by Section 656.1303.i.2 of the Zoning Code.</p> <p>3. <u>Residential Parcels</u></p> <p>d. <u>Project Identity Monument Signs on Normandy Boulevard.</u></p> <p>A maximum of two (2) project identity monument signs will be permitted along Normandy Boulevard for the Residential Parcels. These signs may be two sided, internally or externally illuminated, and may be located within the median of any internal access road. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared monument sign.</p> <p>These monument signs will not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.</p> <p>e. <u>Awning Signs.</u></p> <p>Awning signs are permitted as set forth for high density residential uses in Section 656.1304, Ordinance Code.</p> <p>f. <u>Other Signs.</u></p> <p>Directional signs indicating major buildings, common areas, and various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face and a maximum of six (6) such signs will be permitted. For pedestrian directional signage, such as "informational sidewalk kiosks", 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of four (4) square feet per side and a maximum of four (4) such signs will be permitted. All Vehicular Control Signs shall meet the requirements of the Manual on</p>	
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		<p>Uniform Traffic Control Devices with decorative post(s) and finials.</p> <p>Because all project identity signs, as identified above, and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs, as well as wall, awning, projecting and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.</p> <p>Temporary signs such as real estate signs, leasing signs, model units and construction signs are permitted. Temporary signs shall be limited to twenty-four (24) square feet in area per sign face and only one temporary sign per individual activity/unit shall be permitted on the Property.</p> <p>4. <u>Commercial Parcels</u></p> <p>Signage for the Commercial Parcels shall be permitted in accordance with Part 13 of the Zoning Code for the CCG-1 zoning district. For purposes of clarification, monument signs for the Commercial Parcels may identify both uses, owners, and/or tenants from the Commercial Parcels and Residential Parcels, without regard to lot location, property ownership or frontage.</p>	
<p><b>Parking</b></p>	<p>Part 6 of the Zoning Code.</p>	<p>Parking will be provided in accordance with Part 6 of the City's Zoning Code, as it may be amended, with the following additional and superseding provisions:</p> <ol style="list-style-type: none"> <li>1. Within any multifamily uses, parking shall be provided at a minimum ratio of 1.35 spaces per residential unit.</li> <li>2. The PUD permits a mix of surface parking, enclosed parking garages or parking structures, and attached garage parking connected to or under the apartment and townhome buildings. Up to thirty-five percent (35%) of the parking spaces may be compact spaces. The PUD also permits tandem parking spaces in conjunction with the attached garage parking connected to or under the multifamily residential or townhome buildings. The tandem parking spaces may not encroach on the sidewalks. Bicycle parking for multifamily uses shall be provided in accordance with Part 6 of the Zoning Code. If townhomes are individually platted, parking, including bicycle parking, might not be provided "on-site" of each platted lot and</li> </ol>	<p>To provide for parking consistent with the marketplace.</p>

		<p>instead may be provided "off-site" within the Residential Parcels.</p> <p>3. All loading areas will comply with Sections 656.605 of the Zoning Code; provided.</p>	
<b>Temporary Structures</b>	The Zoning Code does not clearly permit on-site, temporary construction offices/models unit/sales and leasing offices.	On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, "unit," or "phase" until that lot, "unit," or "phase" is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.	This clarifies the Zoning Code and assists the Applicant in developing and marketing the Property.
<b>Landscaping</b>	Part 12 of Zoning Code	<p>Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. For individual uses, which may own their sites in fee simple, required landscaping may be provided "off-site" within the PUD and may be shared with other uses, as long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses.</p> <p>The City's Zoning Code requires buffers for "uncomplimentary land uses and zones" in Section 656.1216. Due to the integrated mixed use nature of this PUD, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required including, but not limited to, between the Residential Parcels and Commercial Parcels.</p>	To allow for the mixed use development of the property.

**IX. NAMES OF DEVELOPMENT TEAM**

Developer: Atlee Development Group

Planner/Engineer/Architect: Bold Line Design

**X. LAND USE TABLE**

A Land Use Table is attached hereto as **Exhibit "F."**

**XI. PUD REVIEW CRITERIA**

**A. Consistency with the Comprehensive Plan:** As described above, the uses proposed herein are consistent with the RPI land use category. The maximum densities are consistent with those prescribed by the Comprehensive Plan. The proposed development is consistent with the Comprehensive Plan and furthers the following goals, objectives and policies contained therein, including:

FLUE Objective 1.1: Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

FLUE Policy 1.1.5: The amount of land designated for future development should provide for a balance of uses that:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;
- C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

FLUE Policy 1.1.7: Future rezonings shall include consideration of how the rezoning furthers the intent of FLUE Policy 1.1.5.

FLUE Policy 1.1.9: Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

FLUE Policy 1.1.12: 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.

FLUE Policy 1.1.18: Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE Policy 1.1.22: Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE Policy 2.2.8: Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.

FLUE Policy 3.2.2: The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

FLUE Objective 6.3. The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

**B. Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency and Mobility Management System.

**C. Allocation of Residential Land Use:** The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

**D. Internal Compatibility:** The PUD provides for integrated design and compatible uses within the PUD.

**E. External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

**F. Maintenance of Common Areas and Infrastructure:** All common areas and infrastructure will be maintained by the owner, maintenance company and/or one or more owners' association(s).

**G. Usable Open spaces, Plazas, Recreation Areas:** The PUD provides ample open spaces and recreational opportunities and will provide active recreation for all residential uses consistent with the Ordinance Code and Comprehensive Plan.

**H. Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

**I. Parking Including Loading and Unloading Areas:** See above.

**J. Sidewalks, Trails, and Bikeways:** The PUD will comply with the Zoning Code with regards to Sidewalks, Trails, and Bikeways. Furthermore, the location of the PUD contributes to the connectivity and walkability of the area.

**OVERALL PROJECT SUMMARY**

**MULTI-FAMILY**

- 306 UNITS
- 159 ONE BED / ONE BATH - 51.96%
- 132 TWO BED / TWO BATH - 43.14
- 15 THREE BED / TWO BATH - 4.90%

**TOWNHOMES**

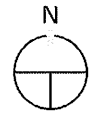
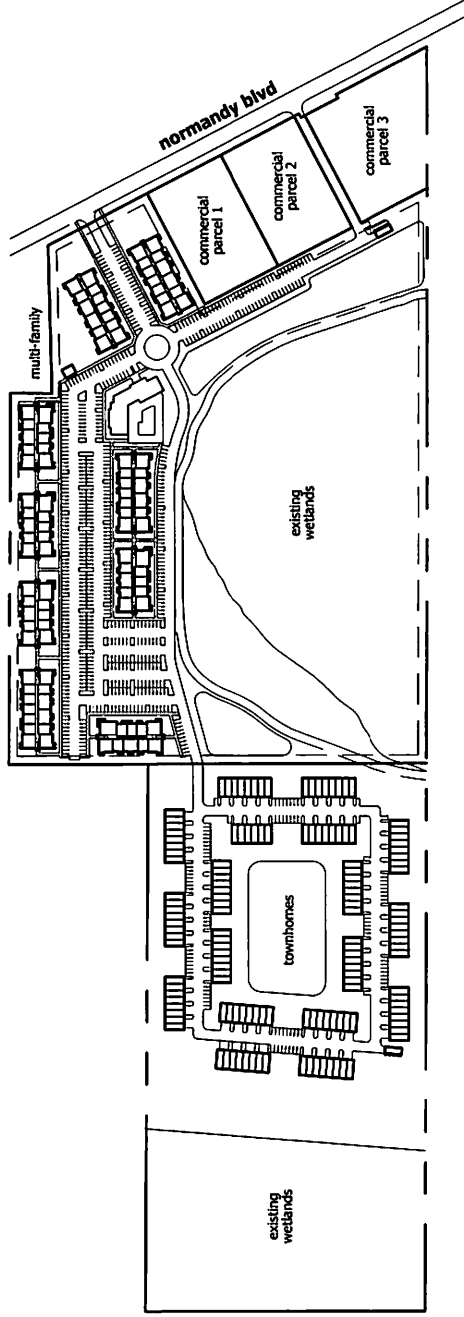
- 142 UNITS
- 1 SIX UNIT BUILDINGS
- 17 EIGHT UNIT BUILDINGS

**COMMERCIAL**

- PARCEL 1 - 200' X 300'
- PARCEL 2 - 200' X 300'
- PARCEL 3 - 180' (AT SHORT END) X 300' (300'+ STREET FRONTAGE)

SEE ENLARGED PLANS OF EACH SITE ON PAGES 3 & 4

TEST FIT DISCLAIMER:  
THIS DOCUMENT IS CONCEPTUAL IN NATURE AND IS PROVIDED TO PRESENT GENERAL DESIGN INTENT ONLY. THE DESIGN IS SUBJECT TO CHANGE PENDING INPUT FROM THE PROJECT'S ENGINEERS AND ADDITIONAL JURISDICTIONAL REQUIREMENTS UNKNOWN AT THE TIME OF PRODUCING THIS DOCUMENT.





# EXHIBIT F

PUD Name

**The Yard**

Date

May 16, 2022

## Land Use Table

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Total gross acreage	<b>53.56</b>	Acres	100 %
Amount of each different land use by acreage			
Single family		Acres	%
Total number of dwelling units		D.U.	
Multiple family	<b>26.01</b>	Acres	<b>48</b> %
Total number of dwelling units	<b>448</b>	D.U.	
Commercial	<b>5</b>	Acres	<b>10</b> %
Industrial	<b>0</b>	Acres	<b>0</b> %
Other land use	<b>0</b>	Acres	<b>0</b> %
Active recreation and/or open space	<b>1.55</b>	Acres	<b>3</b> %
Passive open space, wetlands, pond	<b>21</b>	Acres	<b>39</b> %
Public and private right-of-way	<b>0</b>	Acres	<b>0</b> %
Maximum coverage of non-residential buildings and structures		Sq. Ft.	%



## Availability Letter

Kelly Smith

4/15/2022

Atlee Development Group, Inc.

5851 Timuquana Rd # 301

Jacksonville, Florida 32210

Project Name: The Yard

Availability #: 2022-1448

Attn: Kelly Smith

Thank you for your inquiry regarding the availability of Electric, Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents.

### **Point of Connection:**

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

### **Main Extensions and/or Offsite Improvements:**

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

[https://www.jea.com/engineering\\_and\\_construction/water\\_and\\_wastewater\\_development/reference\\_materials/](https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/)

### **Reservation of Capacity:**

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

[https://www.jea.com/water\\_and\\_wastewater\\_development](https://www.jea.com/water_and_wastewater_development)

Sincerely,

Susan West

westsr@jea.com

(4) 665-7980

Availability Number: 2022-1448

Request Received On: 4/6/2022

Availability Response: 4/15/2022

Prepared by: Susan West

Expiration Date: 04/14/2024

### Project Information

Name: The Yard

Address: 10950 NORMANDY BLVD, JACKSONVILLE, FL 32221

County: Duval County

Type: Electric,Sewer,Water

Requested Flow: 124000

Parcel Number: 012840 0000

Location:

Description: Office building will be demolished & all cars removed

### Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Existing 16 inch water main along Normandy Blvd

Connection Point #2:

Water Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

### Sewer Connection

Sewer Grid: Southwest

Connection Point #1: Existing 16 inch force main along Normandy Blvd

Connection Point #2:

Sewer Special Conditions: Any food service establishment or commercial/institutional kitchen that is connected to the JEA sewer system is required to participate in the FOG program. Please contact 665-7404 for additional information. Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through Step 2 of the SagesGov portal.

**Reclaimed Water  
Connection**

Reclaim Grid: N/A

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions: JEA does not anticipate having reclaim water in this area in the foreseeable future.

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

General Conditions: Point of connection location(s) to be field verified by developer during project design. If needed, a development meeting may be scheduled prior to submitting a plan set through the SagesGov portal. Copies of reference drawings may also be requested using the SagesGov portal.

**Subsequent steps you need to take to get service:** **Request As-Built drawings and/or GIS maps by going to Step 1 in Sages. Request a Hydrant Flow Test by going to Step 1 in Sages. Request a Development Meeting with the water/wastewater team by going to Step 2 in Sages. If you need representative from the electric or real estate team please indicate that on your application. Don't forget to upload your utility layout with your application. Submit your plans for water/waste water review by Step 2 in Sages. Submit your request for a Force Main Connection Pressure letter by accessing Step 2 in Sages.**