

**WRITTEN DESCRIPTION
SMOKE IN THE CITY PUD
DECEMBER 4, 2025**

I. PROJECT DESCRIPTION

- A. The owner of the property subject to this rezoning proposes to rezone approximately +/- 0.32 acres from Commercial Office (CO) to a Planned Unit Development (“PUD”) to permit the use of the subject property as a Food Truck Park. This property is currently owned by Mr. Melvin Williams. The subject property is located along University Boulevard North, at the intersection of Lidell Lane. Surrounding properties along University Boulevard are zoned CO, RMD-D, and RLD-60.
- B. Project Engineer: TBD
- C. Project Developer: Current owner
- D. Current Land Use Category: Community General Commercial (CGC)
- E. Current Zoning District: Commercial Office (CO)
- F. Requested Land Use Category: N/A (no change requested)
- G. Requested Zoning District: Planned Unit Development (PUD)
- H. Real Estate Number(s): 116185 0000
- I. Existing Uses: Over the past 8 years the owner has been operating a food truck park at this location. The original development that predates this use was a commercial office, being demolished in 2017.

II. QUANTITATIVE DATA

QUANTITATIVE DATA		
Total Gross Acreage	0.32 acres	100%
Amount of each different land use by acreage		
Commercial	0.32 acres	100%
non-residential floor area	1,393 square feet	10%
Recreation (Green Space)	0.218 acres	65%
Maximum coverage of buildings and structures on the entire Property	1,393 square feet	10%

III. STATEMENTS

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

This proposed PUD differs from the usual application of the Zoning Code because it eliminates the vast majority of uses allocated in the typical CCG-1 zoning district, provides specific limited uses and provides a conceptual site plan that depicts all improvements and the areas intended for use. The PUD provides a vehicle that would permit the continued use of the property, consistent with what had been permitted for the past 8 years. This use would not otherwise be allowed to continue through a strict application of the existing zoning code.

The maximum coverage of all buildings and structures would only be ten (10) percent of the entire site of the Property. This will preserve more existing pervious surface and provide for gathering and programming on the site to be facilitated. The provision of the open space will maintain the character of the area consistent with the established mix of uses, while allowing for the continued operation of a convenient and interesting food service venue for students, residents and passersby.

The PUD specifically deletes the following requirements in the Zoning Code:

Chapter 656, Part 12, Landscape and Tree Protection Regulations. While this development proposal does not seek to remove any trees existing on the site, the primary intent of this section of the zoning code acts to provide landscaping associated with vehicle use areas. As this development is primarily intended to serve area residents, bicyclists and pedestrians, imposition of these standards would only act to eliminate any vehicle parking on the property. The development is a unique element of the character of Arlington and therefore, this Part is not being applied to the PUD.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

The proposed development will be privately owned, and the entire site will be operated and maintained by the owner. The proposal is for the owner to operate food trucks, providing a park like setting and being available for area residents and passersby. The owner will maintain all areas of the property.

C. Justification for the rezoning.

The project offers a unique destination in the Old Arlington community. It is ideally situated near Jacksonville University and convenient to many homes along this thoroughfare. The property had been utilized for this specific purpose since May of 2018, with the city acknowledging and approving of the activity annually until recently. The operator acquired the property in 2021 but has only recently been advised that he was required to rezone the property to continue the existing use. The underlying land use is CGC, an intensive land use category within the comprehensive plan. Given the current revitalization efforts in the Old Arlington area, the lack of restaurant venues, and the need

for supporting retail, this rezoning is an appropriate vehicle to permit the continuation of this use, while promoting community revitalization.

D. Phase schedule of construction (include initiation dates and completion dates).

The proposed PUD does not require any additional construction and as it has been operating for almost eight years, no further development is necessary.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

(1) Parking and Operation of Food Trucks, providing the retail sale of food and other items associated with the vendors.

B. Permitted Accessory Uses and Structures: Any use or structure that is clearly incidental and subordinate to the intended use of the property for food trucks.

V. DESIGN GUIDELINES

A. **Lot Requirements:**

(1) *Minimum lot area:* 13,939 square feet

(2) *Minimum lot width:* 105 feet

(3) *Maximum lot coverage:* Ten (10) percent with a maximum impervious surface ratio of thirty-five (35) percent

(4) *Minimum front yard:* Ten (10') feet

(5) *Minimum side yard:* Ten (10') feet

(6) *Minimum rear yard:* Parcel is a corner lot with two front yards and no rear yard.

(7) *Maximum height of structures:* Twenty-five feet (25')

B. **Ingress, Egress and Circulation:**

(1) *Parking Requirements.*

Up to 10(ten) unconventional customer parking spaces will be provided, accessed from Liddell Lane and as depicted on the site plan.

(2) *Vehicular Access.*

- a. Vehicular access to the Property shall be limited to the existing driveway from Liddell Lane, as shown by the Site Plan.

(3) *Pedestrian Access.*

Pedestrian access shall be provided along existing sidewalks along University Boulevard North, or the paved driveway from Lidell Lane.

C. **Signs:**

Signage shall be limited to a 16 square foot monument sign along University Boulevard, meeting all other requirements of Section 13 of the Zoning Code.

D. **Landscaping:**

The Property shall be exempt from the provisions of Section 12, Zoning Code, as strict compliance would render vehicle parking useless. Instead, the project will retain all existing landscaping, trees, and green areas, and add planters in appropriate locations.

E. **Recreation and Open Space:**

A minimum of 0.21 acres (9,337 square feet) of recreation area (green space with seating) shall be provided.

F. **Utilities:**

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

G. **Wetlands:**

No wetlands exist on the property.

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