

City of Jacksonville, Florida

Lenny Curry, Mayor

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

November 4, 2021

The Honorable Samuel Newby, President
The Honorable Rory Diamond, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2021-745 **Application for: Normandy Blvd PUD**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond 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 with Conditions**

Planning Commission Recommendation: **Approve with Condition**

This rezoning is subject to the following exhibits:

1. The original legal description dated July 20, 2021.
2. The original written description dated September 15, 2021.
3. The Revised site plan dated June 8, 2021.

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions:

1. A Traffic Study shall be provided at the Civil Site Plan Review. The site plan shall determine the queue length needed for the northbound left turn lane shown in the site plan and include a traffic impact analysis for the exiting Chaffee Road/Normandy Blvd signalized intersection.

Planning Department conditions:

1. A Traffic Study shall be provided at the Civil Site Plan Review. The site plan shall determine the queue length needed for the northbound left turn lane shown in the site plan and include a traffic impact analysis for the exiting Chaffee Road/Normandy Blvd signalized intersection.
2. The developer shall coordinate the proposed northbound turn lane and the driveways with the Chaffee Road Widening project.

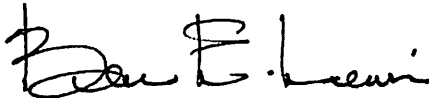
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

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

Planning Commission Vote:	5-0
David Hacker, Chair	Absent
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Joshua Garrison	Aye
Dawn Motes	Absent
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 2021-0745 TO

PLANNED UNIT DEVELOPMENT

NOVEMBER 4, 2021

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 **2021-0745** to Planned Unit Development.

Location: 0 Normandy Blvd, 0 Chaffee Road South
Northwest corner of Normandy Boulevard and Chaffee Road

Real Estate Number: 002064-0100, 002076-0000, 002076-1000

Current Zoning District: Commercial Community General-2 (CCG-2)
Commercial Office (CO)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Southwest, District 4

Applicant/Agent: Paul M. Harden, Esq.
Law Office of Paul M. Harden
1431 Riverplace Blvd, Suite 901
Jacksonville, FL 32207

Owner: L. Ward Huntley
WT & LL Investments
1890 Kingsley Ave, Suite 102
Orange Park, FL 32073

L. Ward Huntley
Huntley Jiffy Asset Liquidation Trust
1890 Kingsley Ave, Suite 102
Orange Park, FL 32073

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2021-0745 seeks to rezone approximately 19.35± acres of land from Commercial Community General-2 (CCG-2)/ Commercial Office (CO) to Planned Unit Development (PUD). The rezoning is being sought to allow for development of a shopping center for a mix of CCG-1 and CCG-2 uses with a maximum of 119,800 square feet of non-residential floor space. The proposed PUD differs from the usual application of the zoning code by limiting the uses usually allowed in the Commercial Community General (CCG) zoning districts.

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.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

(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 Community General Commercial (CGC) functional land use category 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.

Uses permitted within the CGC land use category include but are not limited to commercial retail sales and service establishments, hotels and motels, offices, and auto repair and sales. The PUD proposes a variety of uses that are permitted within the CGC land use category. However, it should be noted that one of the PUD's proposed uses, light manufacturing and fabricating, is only permitted an accessory use to a commercial retail sales and service establishment within the CGC land use category. Additionally, the accessory use shall be located on a road classified as collector or higher.

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. A description of the category is noted below.

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

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 (FLUE):

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The proposed site is located within the Suburban Area and is served by both centralized Water and Sewer. The proposed use will be in compliance with Policy 1.2.9.

Airport Environment Zone

The site is located within the 150 foot Height and Hazard Zone for the Herlong Recreational Airport and Cecil Airfield. Zoning will limit development to a maximum height of less than 150 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Objective 2.5

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

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

The intended development will meet 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): Community General Commercial (CGC).

(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).

This development is subject to mobility fee review.

(3) Allocation of residential land use

This proposed Planned Unit Development is being requested to allow for a mix of commercial uses and the development of a shopping center. Moreover, 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 with specific reference to the following:

The use of existing and proposed landscaping: The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

The treatment of pedestrian ways: Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

Traffic and pedestrian circulation patterns: Vehicular access to the Property shall be by way of Normandy Boulevard and Chaffee Road, substantially as shown in the Site Plan. Comments from Transportation memo dated October 21, 2021 include:

- Normandy Blvd is an FDOT road. Accessing Normandy Blvd will be through FDOT.
- A Traffic Study shall be provided at the Civil Site Plan Review. The site plan shall determine the queue length needed for the northbound left turn lane shown in the site plan and include a traffic impact analysis for the exiting Chaffee Road/Normandy Blvd signalized intersection.
- The developer shall coordinate the proposed northbound turn lane and the driveways with the Chaffee Road Widening project.

The subject site is 19.35 acres and is accessible from Normandy Boulevard (SR 228, from SR23 to Herlong Road), functionally classified as a major arterial facility and Chaffee Road South (from Crystal Springs Road to Normandy Boulevard), functionally classified as a minor arterial facility. Normandy Boulevard is currently operating at 23.5% of capacity. This segment of Normandy Boulevard has a maximum daily capacity of 66,200 vehicles per day (vpd) and average daily traffic of 15,576 vpd. Chaffee Road South is currently operating at 78.35% of

capacity. This segment of Chaffee Road South has a maximum daily capacity of 16,727 vpd and average daily traffic of 13,105 vpd.

The rezoning to PUD is being sought to allow for a mix of CCG-1 and CCG-2 uses with a total of 119,800 square feet of non-residential floor space (ITE Code 210), which could generate 6,034 vpd.

The use and variety of building setback lines, separations, and buffering: In regards to setbacks, the setbacks will be similar to the current zoning code requirements for CCG-2 except for where the lot is adjacent to a residential district without an intervening street, a minimum yard of 15 feet shall be provided along private property lines adjoining the residential district. No improvements other than landscaping, visual screening or retention may be permitted in the required yard.

The use and variety of building groupings: The proposed site plans show the development consisting of a grocery store approximately 46,791 square feet and a multi-tenet retail shopping center approximately 9,800 square feet. To the north of the subject property is area designated for future development and two out parcels A & B to the southwest for future development.

(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:

The type, number and location of surrounding external uses: The subject parcel is at the northwest quadrant of the intersection of Normandy Boulevard and Chaffee Road South, both arterial roads. All the surrounding adjacent properties are undeveloped properties primarily zoned CCG-1, CCG-2, and CO. The southeast quadrant of Normandy Boulevard and Chaffee Road South is zoned PUD Ord. #2019-0371 which allows for the development of light commercial uses and residential living.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	CO	Vacant
South	CGC	CCG-2	Vacant
East	CGC	CCG-2	Vacant
West	CGC	CCG-1	Vacant

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category with specific reference to the following:

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer. Additionally, in a memo provided by JEA dated June 26, 2021, there is an existing 20 inch water main on Chaffee Rd S at the Normandy Blvd intersection and an existing 8 inch force main along Chaffee Rd S and Normandy Blvd.

(7) Usable open spaces plazas, recreation areas.

No recreation area is required.

(8) Impact on wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size:	5.49 Acres
General Location(s):	The northern part and the southwestern corner of the subject site
Quality/Functional Value:	The wetland has a medium functional value for water filtration attenuation and flood water capacity due to its isolation, size and having an indirect impact on the City's waterways.
Soil Types/ Characteristics:	(22) Evergreen-Wesconnett complex – The Evergreen series consists nearly level, very poorly drained soils. Generally, the high water table is at or above the surface for very long periods. The Wesconnett series consists of nearly level, very poorly drained, sandy soils. Generally the high water table is at or above the surface for very long periods.
Wetland Category:	Category III
Consistency of Permitted Uses:	Category III: All uses. Must meet CCME Policies 4.1.3 and 4.1.6.
Environmental Resource	

Permit (ERP): Not provided by applicant

Wetlands Impact: Based on the proposed site plan, it appears that the proposed development may impact the northern wetlands on the site.

Associated Impacts: None.

For more information regarding Conservation/Coastal Management Element, please see the attached memo from Community Planning Division.



(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 parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the

applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **October 19, 2021** by the Planning and Development Department, the Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2021-0745 be **APPROVED with the following exhibits:**

- The original legal description dated July 20, 2021.**
- The original written description dated September 15, 2021.**
- The Revised site plan dated June 8, 2021.**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2021-0745 be **APPROVED W/ CONDITIONS.**

- 1. A Traffic Study shall be provided at the Civil Site Plan Review. The site plan shall determine the queue length needed for the northbound left turn lane shown in the site plan and include a traffic impact analysis for the exiting Chaffee Road/Normandy Blvd signalized intersection.**
- 2. The developer shall coordinate the proposed northbound turn lane and the driveways with the Chaffee Road Widening project.**



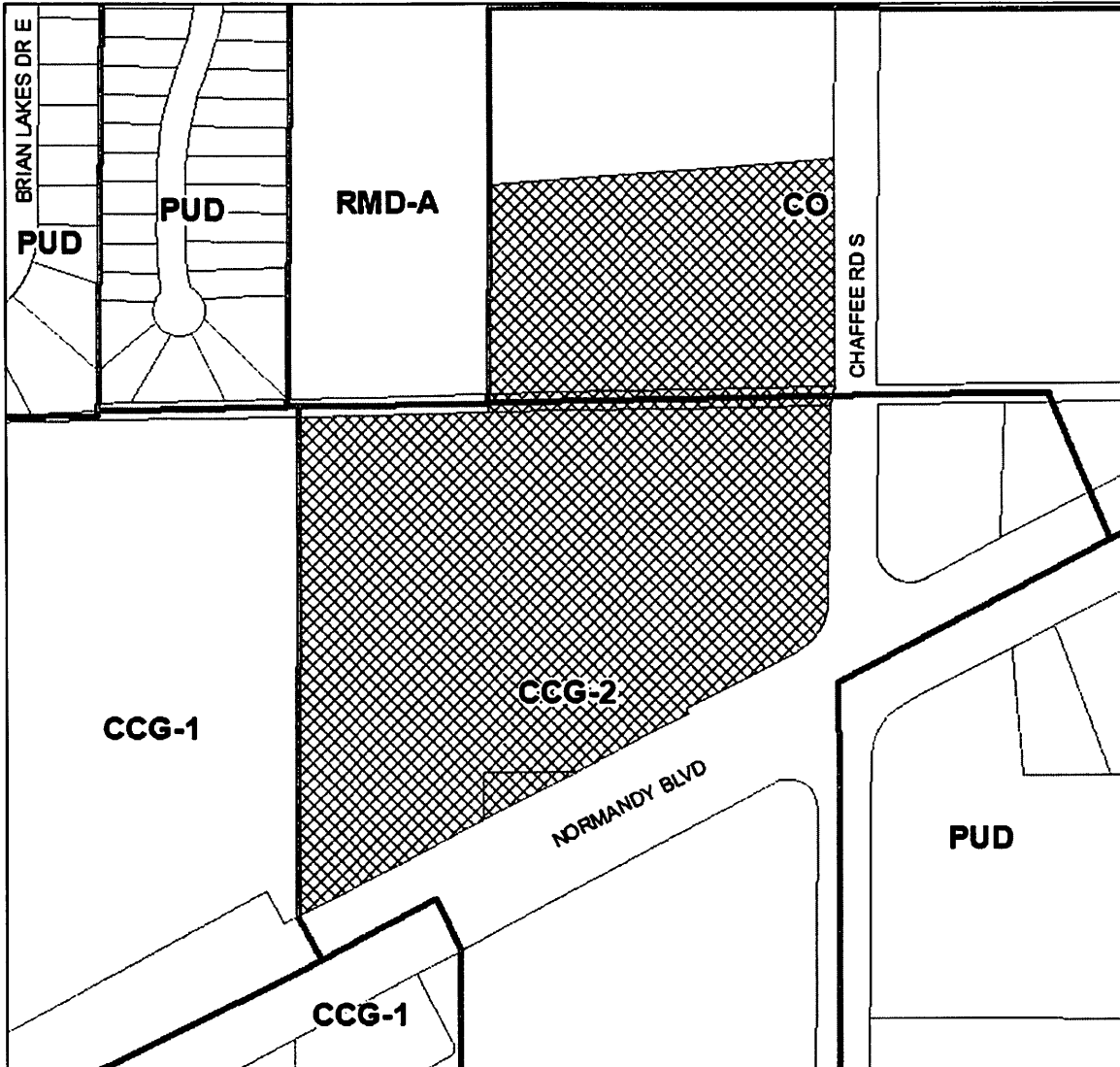
Aerial View

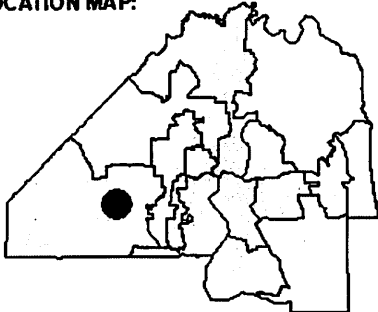

Source: JaxGIS



View of the Subject Property

Source: JaxGIS Map



<p>REQUEST SOUGHT:</p> <p>FROM: CO & CCG-2</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 95 190 380 Feet</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2021-0745</p>	<p>TRACKING NUMBER</p> <p>T-2021-3697</p>	<p>COUNCIL DISTRICT:</p> <p>12</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0745 **Staff Sign-Off/Date** ELA / 09/28/2021
Filing Date 10/12/2021 **Number of Signs to Post** 9
Hearing Dates:
1st City Council 11/09/2021 **Planning Comission** 11/04/2021
Land Use & Zoning 11/16/2021 **2nd City Council** N/A
Neighborhood Association N/A
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3697 **Application Status** FILED COMPLETE
Date Started 07/27/2021 **Date Submitted** 07/27/2021

General Information On Applicant

Last Name HARDEN **First Name** PAUL **Middle Name** M.
Company Name
 LAW OFFICE OF PAUL M. HARDEN
Mailing Address
 1431 RIVERPLACE BLVD, SUITE 901
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043965731 **Fax** **Email** PAUL_HARDEN@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name L **First Name** WARD **Middle Name** HUNTLEY
Company/Trust Name
 W T & L L INVESTMENTS
Mailing Address
 1890 KINGSLEY AVE, SUITE 102
City ORANGE PARK **State** FL **Zip Code** 32073
Phone **Fax** **Email**

Last Name L **First Name** WARD **Middle Name** HUNTLEY
Company/Trust Name
 HUNTLEY JIFFY ASSET LIQUIDATION TRUST
Mailing Address
 1890 KINGSLEY AVE, SUITE 102
City ORANGE PARK **State** FL **Zip Code** 32073
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 002064 0100	12	4	CO	PUD
Map 002076 0000	12	4	CCG-2	PUD
Map 002076 1000	12	4	CCG-2	PUD

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

Existing Land Use Category

CGC

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 19.35

Development Number

Proposed PUD Name NWC NORMANDY BLVD & CHAFFEE RD PUD

Justification For Rezoning Application

SEE EXHIBIT D - WRITTEN DESCRIPTION

Location Of Property

General Location

NORTHWEST QUADRANT OF NORMANDY BLVD & CHAFFEE RD

House #	Street Name, Type and Direction	Zip Code
0	CHAFFEE RD S	32221

Between Streets

CHAFFEE RD S and ADAMS LAKE BLVD

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.).

Exhibit K Site Location Map.

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

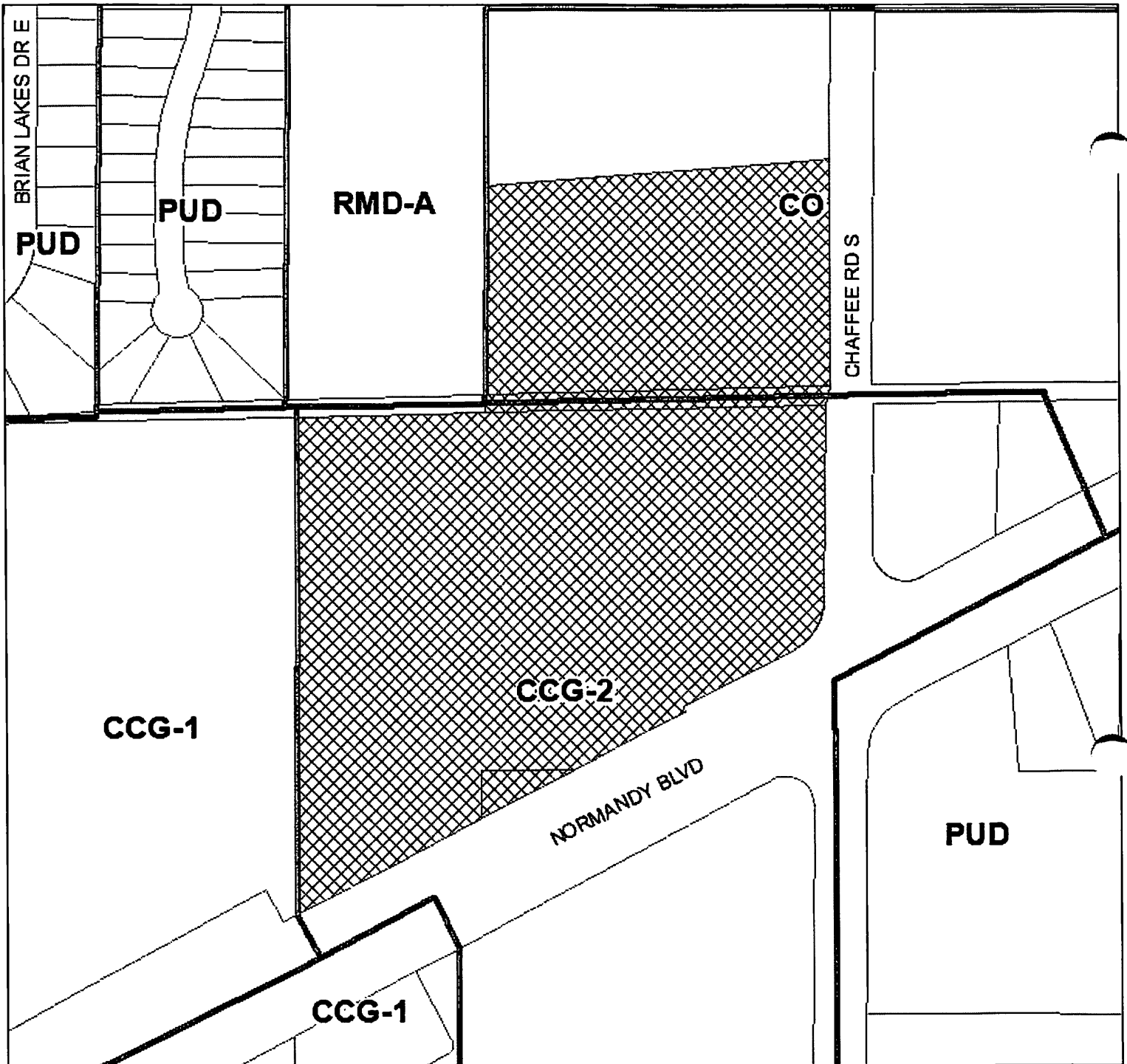
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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
 - 19.35 Acres @ \$10.00 /acre: \$200.00
- 3) Plus Notification Costs Per Addressee
 - 26 Notifications @ \$7.00 /each: \$182.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,651.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

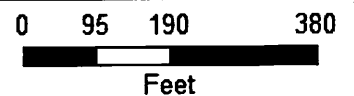
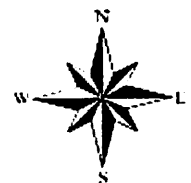
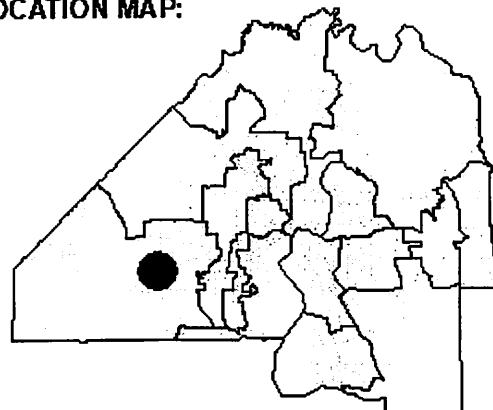


REQUEST SOUGHT:

FROM: CO & CCG-2

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

12

ORDINANCE NUMBER

ORD-2021-0745

TRACKING NUMBER

T-2021-3697

**EXHIBIT 2
PAGE 1 OF 1**

WRITTEN DESCRIPTION

NWC Normandy Blvd & Chaffee Rd PUD
RE# 002064-0100, 002076-0000 & 002076-1000
September 15, 2021

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 19.35 acres of property from CO and CCG-2 to PUD. The parcel is located in the northwest quadrant of Normandy Boulevard and Chaffee Road.

The subject property is currently owned by W T & L L Investments and Huntley Jiffy Asset Liquidation Trust, and is more particularly described in the legal description attached as Exhibit 1 to this application. The property is currently vacant. Surrounding uses include: CGC/CO to the north (vacant); CGC/CO to the east across Chaffee Road (vacant); GCG/CCG-2 to the south (vacant) and MDR/RMD-A to the west (vacant).

Project Name: NWC Normandy Blvd & Chaffee Rd PUD

Project Architect/Planner: Bohler Engineering

Project Engineer: Bohler Engineering

Project Developer: Wagner Property Group, LLC

II. QUANTITATIVE DATA

Total Acreage: 19.35

Total number of dwelling units: N/A

Total amount of non-residential floor area: 119,800 s.f.

Total amount of recreation area: N/A

Total amount of open space: N/A

Total amount of public/private rights of way: N/A

Total amount of land coverage of all buildings and structures: 119,800 s.f.

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

Initiation 1 year Completion 2 years

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Commercial retail sales and service establishments
2. Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.
3. Service stations, truck stops, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry or manual car wash, mobile car detailing services, minor or major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.
4. Commercial, recreational and entertainment facilities such as carnivals or circuses, theaters (including open-air theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges, indoor and outdoor facilities operated by a licensed pari-mutuel permit holder.
5. Fruit, vegetable, poultry or fish markets.
6. All types of professional and business offices.
7. Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.
8. Hotels and motels.
9. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4
10. Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
11. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
12. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4

13. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
14. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
15. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4
16. Private clubs and night clubs.
17. Churches, including a rectory or similar use
18. Personal property storage establishments meeting the performance development criteria set forth in Part 4
19. Vocational, trade or business schools and similar uses
20. Banks, including drive-thru tellers, savings and loan institutions, and similar uses
21. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.
22. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
23. Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.
24. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).
25. Art galleries, museums, community centers, dance, art or music studios.
26. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
27. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
28. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4
29. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display

30. Filling or gas stations with convenience store, with or without car washes, meeting the performance standards and development criteria set forth in Part 4. Notwithstanding Part 4, this use shall allow for outdoor service and seating and there shall be no maximum parking limitation.
31. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception:

1. Bus, semi-tractor (but not trailer) or truck parking and/or storage.
2. Schools meeting the performance standards and development criteria set forth in Part 4.
3. Billiard parlors.
4. Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).

C. Limitations on Permitted or Permissible Uses by Exception:

N/A

D. Permitted Accessory Uses and Structures:

See §646.403

IV. STATEMENTS

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

The PUD limits uses from usual Zoning Code application.

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.

All areas will be maintained by the owner.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area:* None

- (2) *Minimum lot width:* None
- (3) *Maximum lot coverage:* None
- (4) *Minimum front yard:* None
- (5) *Minimum side yard:* None.
- (6) *Minimum rear yard:* 10 feet. Where the lot is adjacent to a residential district without an intervening street, a minimum yard of 15 feet shall be provided along private property lines adjoining the residential district. No improvements other than landscaping, visual screening or retention may be permitted in the required yard.
- (7) *Maximum height of structures:* 60 feet

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- (2) *Vehicular Access.*
 - a. Vehicular access to the Property shall be by way of Normandy Boulevard and Chaffee Road, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.
- (3) *Pedestrian Access.*
 - a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs.

- (1) Two (2) double faced or two (2) single faced signs not to exceed two hundred (200) square feet in area and thirty-five (35) feet in height.
- (2) Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
- (3) One (1) under-the-canopy sign per occupancy, not exceeding a maximum of eight (8) square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.
- (4) Directional signs shall not exceed four (4) square feet.

(5) One fifty (50) square foot monument sign fifteen (15) feet in height on each outparcel.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code or as approved by the Planning and Development Department.

E. Utilities:

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

F. Recreation and Open Space:

N/A.

G. Wetlands

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

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

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

- A. Is more efficient than would be possible through strict application of the Zoning Code;
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

