

Chef's Garden of Jacksonville PUD

October 1, 2025

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A.** RE # 165418 0070
- B.** Current Land Use Designation: BP
- C.** Current Zoning District: IBP
- D.** Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF PUD/COMPREHENSIVE PLAN CONSISTENCY

The Chef's Garden of Jacksonville, Inc. (the "Owner") proposes to rezone approximately 1.7 acres of property along St. Johns Industrial Parkway from Industrial Business Park ("IBP") to Planned Unit Development ("PUD"). The property proposed for the rezoning is more particularly described in the legal description attached to this ordinance as **Exhibit "1"** (the "Property").

The Chef's Garden of Jacksonville is a respected local business offering a variety of top-tier catering and event services in and around Jacksonville. As described below, this PUD zoning district (the "PUD") is being sought to enable the Owner to renovate the currently existing building on the Property and utilize it as a new primary location for the business to continue operating. The PUD shall be developed and maintained in accordance with this PUD Written Description and the site plan dated July 2, 2025, and attached hereto as **Exhibit "4"** (the "Site Plan"). As detailed further below, the Owner does not anticipate making significant alterations or substantial improvements to the existing access point(s), schematic internal roadway layout, parking, landscaping, buffering or other parts of the exterior portion of the Property.

The Property currently lies within the Suburban Development Area and within the Business Park ("BP") land use category on the Future Land Use Map (FLUM) of the 2045 Comprehensive Plan. No change is proposed to the existing BP land use category.

III. SURROUNDING LAND USES

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

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	BP	IBP	Service Business
East	BP, CGC	IBP, CCG-2, CCG-1	Stenner Pump Company
North	MDR, CGC	RMD-C, CCG-1	Vacant
West	BP, MDR	IBP, RMD-MH	Ponte Vedra Golf Carts

IV. DESCRIPTION OF PERMITTED USES

A. PUD Conceptual Site Plan

The Site Plan largely replicates the Property as it currently exists. As stated above, the Owner does not anticipate making significant alterations or substantial improvements to the exterior portion of the Property.

B. Permitted Uses

1. Permitted uses and structures.

- a. Professional offices.
- b. Business offices.
- c. Union halls.
- d. Warehousing, storage, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses.
- e. Manufacturer's agents and display rooms.
- f. Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.
- g. Vocational, technical, business, trade or industrial schools and similar uses.
- h. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- i. Off-street parking lots meeting the performance standards and development criteria set forth in Part 4.
- j. Valet parking, utilizing off-site parking lots not located on the Property.
- k. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).
- l. Retail sales and service of all alcoholic beverages, including beer, wine and liquor, for on-premises consumption.

m. Retail sales of all types of merchandise, service establishments including restaurants, cafeterias and similar dining facilities, the retail sale and service of all alcoholic beverages, including beer, wine and liquor, for on-premises consumption, and the retail sale of beer and wine for off-premises consumption. The sale of alcoholic beverages for off-premises consumption shall not exceed 50 percent of the building of which it is a part.

n. Outside storage subject to the performance standards and development criteria set forth in Part 4.

o. Industrial kitchens, manufacturing kitchens, commercial kitchens, food processing establishments, indoor and outdoor cooking facilities with related classroom spaces for cooking classes, camps, retreats and similar uses.

p. Indoor and outdoor event spaces.

q. Exterior and outdoor patios, paver decks and similar uses.

2. *Minimum lot requirements, maximum lot coverage by all buildings and structures, minimum yard requirements and maximum height of structures.*

These requirements shall be applied to the entire PUD site as whole, without regard to internal boundaries which may exist, currently or in the future, among individual uses, users, tenants or owners. For clarity, A/C units, A/C pads, concrete pads, exterior and outdoor patios, paver decks, and similar uses, structures and objects may be located within the required setbacks listed below.

i. *Minimum lot requirements (width and area).*

1. Width—100 feet.

2. Area—10,000 square feet.

ii. *Maximum lot coverage by all buildings and structures—85%. The maximum impervious surface ratio shall be that required for the IBP zoning district (85%).*

iii. *Minimum yard requirements.*

1. Front—20 feet.
2. Side—5 feet.
3. Rear—10 feet.

iv. *Maximum height of structures.* Thirty-five (35) feet, provided, however, height may be unlimited where all required setbacks are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of thirty-five (35) feet.

C. Accessory Uses and Structures

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

D. 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

Access will be provided as shown on the Site Plan via St. Johns Industrial Parkway. The location and design of the access point(s), turn/deceleration lanes, if any, and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connection, and internal roads shall be subject to the review and approval of Development Services and the Planning and Development Department. All uses, users, tenants and owners within the PUD shall share the interior roads and access point(s) shown on the Site Plan. The internal roads and access points may be gated at or near the right-of-way with the final location of any proposed gate subject to review and approval by the Public Works Department.

B. Sidewalks, Trails, and Bikeways

In the event the Owner or a subsequent owner of the Property or a portion of the Property decides to make alterations or improvements to the exterior portion of the Property, any sidewalk changes associated with such alterations or improvements shall be made in compliance with the 2045 Comprehensive Plan considering the PUD property in its entirety, unless otherwise approved by the applicable parties.

C. Open Space

In the event the Owner or a subsequent owner of the Property or a portion of the Property decides to make alterations or improvements to the exterior portion of the Property, any open space changes associated with such alterations or improvements shall be made in compliance with the 2045 Comprehensive Plan considering the PUD property in its entirety.

D. Landscaping/Landscaped Buffers

As part of the proposed redevelopment project contemplated in this PUD, the Owner shall be allowed to leave the existing landscaping and buffering in place as it currently exists and shall not be required to make alterations or improvements to same. In the event the Owner or a subsequent owner of the Property or a portion of the Property decides to make alterations or improvements to the exterior portion of the Property, such alterations or improvements shall be provided in accordance with Part 12 of the Zoning Code, with the following additional and superseding provisions specifically noted to address the existing buildings/structures and the integrated mixed use design qualities of the PUD.

1. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site as a whole. 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, currently or in the future, among individual uses.
2. The Zoning Code requires buffers for “uncomplimentary land uses and zoning districts” in Section 656.1216. Due to the integrated mixed-use nature of this PUD, all internal uses within the PUD shall be deemed compatible with each other and no buffers between such internal uses are required.

E. Signage

The purpose of these sign standards is to establish and authorize a coordinated signage program that provides for the identification of the Property, uses, users, tenants and owners and for directional communication in a distinctive and aesthetically pleasing manner. A coordinated system of identification, directional, and vehicular control signage may be provided for all common areas and roadways. The PUD identity, if any, multiple uses, users, tenants and/or owners may be identified on signs within the PUD without regard to property ownership boundaries that may exist, currently or in the future, among the individual uses, users, tenants and owners and without regard to lot location, property ownership or frontage. All signs shall be architecturally compatible with the other buildings and structures within the PUD. Signs may be internally or externally illuminated. Section 656.1303.i.2 of the Zoning Code requires that any sign must be located at least ten (10) feet from any street right-of-way. This PUD hereby reduces that requirement from ten (10) feet to five (5) feet, as shown on the Site Plan.

Because all project identity signs and directional signs, as identified below, are architectural features intended to be compatible with and complimentary of the building(s) in the PUD, they may 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 and projecting signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

1. Project Identity Monument Sign on St. Johns Industrial Parkway.

A maximum of one (1) project identity monument sign is permitted along St. Johns Industrial Parkway for the uses, users, tenants and/or owners within the PUD. This sign may be two sided, internally or externally illuminated, and may be located within the median of any internal access roads. Multiple uses/users/tenants/owners within one building or a series of buildings may be identified with one shared monument sign. This monument sign will not exceed twelve (12) feet in height and two hundred (200) square feet (each side) in area.

2. Projecting and Wall Signs oriented internally or toward St. Johns Industrial Parkway.

Projecting and wall signs oriented internally or toward St. Johns Industrial Parkway are permitted on any building face, or at the corner of a building face. Such signage will not exceed ten (10) percent, cumulatively, of the square footage of the side of the building it is located on. These signs may be internally or externally illuminated. In the event a projecting sign projects from the corner of a building, the ten (10) percent measurement shall be based upon the smaller of the two sides of the building adjacent to such sign.

3. Other Signs.

Directional signs indicating buildings, common areas, and various building entries, will be permitted.

F. Architectural Guidelines

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

G. 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. Waiver

A waiver of minimum distance for on and off-premises consumption of all alcoholic beverages, including beer, wine and/or liquor, as detailed in Section 656.805 of the Zoning Code, will not be required. The Property is less than 1,500 feet from a church, which is located to the east of the PUD (First Coast Churches located at 3740 St. Johns Bluff Road S, Suite 4, Jacksonville, FL 32224); however, the proposed alcoholic beverage uses are designed to be an integral part of a planned unit development and redevelopment of an underutilized site in a commercial area, and the uses will not be directly visible along the line of measurement defined in Section 656.806 due to the fact that roadways, landscaping and several other businesses and properties are located in between the proposed site and the aforementioned church.

J. Phasing

Verifications of compliance or modifications may be sought for the entire Property, individual parcels, whether currently existing or created in the future, or portions of parcels, as they are developed.

K. Parking and Loading Requirements

In the event the Owner or a subsequent owner of the Property or a portion of the Property decides to make alterations or improvements to the exterior portion of the Property, such alterations or improvements shall be provided in accordance with Part 6 of the Zoning Code, with the following additional and superseding provisions.

1. Parking requirements shall be applied taking into consideration all proposed uses and the entire PUD site as a whole. For individual uses, which may own their sites in fee simple, required parking, including bicycle parking, may be provided "off-site" within the PUD and may be shared with other uses. Parking standards shall be applied within the PUD without regard to boundaries which may exist, currently or in the future, among individual uses, users, and owners.
2. A maximum of 21 parking spaces shall be required within the PUD, which shall include a total of 1 ADA compliant parking space.
3. The PUD permits a mix of surface parking (including parallel parking spaces), enclosed parking garages or parking structures, and attached garage parking.
4. Up to thirty-five percent (35%) of the parking spaces may be compact spaces.
5. This PUD permits valet parking, utilizing off-site parking lots not located on the Property.

L. Lighting

In the event the Owner or a subsequent owner of the Property or a portion of the Property decides to make alterations or improvements to the exterior portion of the Property, any lighting changes associated with such alterations or improvements shall be designed and installed so as to prevent glare or excessive light on adjacent properties.

M. Stormwater Retention

The existing stormwater facilities shall be permitted in accordance with applicable regulations. In the event the Owner or a subsequent owner of the Property or a portion of the Property decides to make alterations or improvements to the exterior portion of the Property, any changes to the stormwater facilities associated with such alterations or improvements shall be permitted in accordance with applicable regulations.

N. Utilities

The Property is served by JEA.

VI. JUSTIFICATION FOR THE PUD REZONING

The Chef's Garden of Jacksonville is a respected local business offering a variety of top-tier catering and event services in and around Jacksonville. As described above, this PUD zoning district is being sought to enable the Owner to renovate the currently existing building on the Property and utilize it as a new primary location for the business to continue operating. The Owner does not anticipate making significant alterations or substantial improvements to the exterior portion of the Property. The PUD provides for flexibility in site design and configuration that could otherwise not be accomplished through conventional zoning.

VII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects:

1. It binds the Owner and successor(s) to this PUD Written Description and the PUD Site Plan, unless modified.
2. It provides for site-specific access requirements.
3. It provides for site-specific lot and yard requirements.
4. It includes variations from the parking standards otherwise applicable to accommodate the design of this PUD and satisfy the actual needs of the proposed uses.
5. It provides for site-specific landscaping and buffering requirements due to the unique configuration of the Property, existing facilities and surrounding rights of way.
6. It provides site-specific signage provisions consistent with the integrated design of this PUD.
7. It provides for a waiver of minimum distance for on and off-premises consumption of alcohol.
8. And it limits permitted uses on the property, as compared to those uses permitted in the IBP land use category.

VIII. NAMES OF DEVELOPMENT TEAM

- Owner/Applicant: The Chef's Garden of Jacksonville, Inc.
- Planner/Engineer: Southeast Engineering Group
- Construction: Avant Construction Group
- Agent: Rogers Towers, P.A.

IX. LAND USE TABLE

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

X. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on June 13, 2023.

XI. PUD REVIEW CRITERIA

A. Consistency with the 2045 Comprehensive Plan

As described above, the uses proposed herein are consistent with the BP land use category. 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 1.1.7: 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.

FLUE Policy 1.1.15: Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 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 1.1.9: Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, 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 1.1.21: Rezoning and amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:

1. Foster vibrant, viable communities and economic development opportunities;
2. Address outdated development patterns; and/or
3. Provide 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 1.1.22: 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.

B. Consistency with the Concurrency Management System

The PUD will comply with the Concurrency and Mobility Management System.

C. Internal Compatibility

The PUD provides for integrated design and compatible uses within the PUD.

D. External Compatibility/Intensity of Development

The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

E. 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).

F. Impact on Wetlands

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.