

**PUD WRITTEN DESCRIPTION**  
**THE CHURCH AT CHET’S CREEK PUD**

**April 24, 2026**

**I. PROJECT DESCRIPTION**

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 10.51 acres of property to permit church-related uses on the property located at 4420 Hodges Blvd, Jacksonville, FL 32224 (RE# 167455 1200) as more particularly described in Exhibit 1 (the “Property”) and depicted in the conceptual site plan attached as Exhibit 4 (the “Site Plan”). The Property is located within the MDR land use category, the Suburban Development Area, and is zoned RMD-A.

The Property is currently developed with a church known as The Church at Chet’s Creek. The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	MDR	RMD-A	Church
East	MDR	PUD (1988-1084)	Multi-family
South	RPI	PUD (1995-1150-0673)	Multi-family
West	MDR	PBF-1	Elementary school

- B. Project name: The Church at Chet’s Creek PUD
- C. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- D. Current land use designation: MDR
- E. Current zoning district: RMD-A.
- F. Requested zoning district: PUD.
- G. Real estate number: 167455 1200.

**II. QUANTITATIVE DATA**

- A. Total acreage: 10.51 acres.

**III. STATEMENTS**

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

This PUD generally adopts the RMD-A zoning district regulations with additional permitted uses and tailored signage and landscaping requirements. The maximum square footage of wall signage facing Hodges Boulevard is increased. Design guidelines provide flexibility for satisfying perimeter landscape requirements along vehicular use area street frontage. Day care centers, schools, community centers and similar ancillary uses are added as permitted uses so long as they are in conjunction with church use.

B. Explanation of proposed deviations or waivers.

The maximum size of signage is increased to facilitate placement of the wall sign depicted in the site plan. The increased size of the sign will allow church signage to be compatible with the scale of the existing church building and easily visible from Hodges Boulevard. Landscaping requirements are altered to account for longstanding existing conditions that include a retention pond located between the vehicular use area and street. Day care centers, schools, community centers and similar ancillary uses are permitted to provide a wider range of services offered in conjunction with the church.

C. 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.

Owner and/or a HOA, CDD, or similar entity will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

**IV. USES AND RESTRICTIONS**

A. Permitted Uses:

1. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4. Day care centers, schools, community centers and similar ancillary uses, meeting the performance standards and development criteria set forth in Part 4 where applicable, are permitted in conjunction with church use.
2. Single-family dwellings.
3. Townhomes, subject to Section 656.414.
4. Housing for the elderly.

5. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
6. Foster care homes.
7. Community residential homes of six (6) or fewer residents meeting the performance standards and development criteria set forth in Part 4.
8. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
9. Golf courses meeting the performance standards and development criteria set forth in Part 4.
10. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
11. Country clubs meeting the performance standards and development criteria set forth in Part 4.
12. Home occupations meeting the performance standards and development criteria set forth in Part 4.
13. Cottages.

B. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403 of the Zoning Code.
2. In connection with townhomes, coin-operated laundromats and other vending machine facilities, day care centers, establishments for sale of convenience goods, personal and professional service establishments; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of these townhome dwellings and their guests with no signs or other external evidence of the existence of these establishments.

C. Permissible Uses by Exception:

1. Cemeteries and mausoleums but not funeral home or mortuaries.
2. Borrow pits subject to the regulations contained in Part 9.
3. Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.

4. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
5. Nursing homes.
6. Residential treatment facilities.
7. Private clubs.
8. Commercial Neighborhood Retail Sales and Service or Professional Office structurally integrated with a multi-family use, not exceeding 25% of the structure which it is a part.
9. Community residential homes of seven (7) to fourteen (14) residents meeting the performance standards and development criteria set forth in Part 4.
10. Golf driving ranges.

## **V. DESIGN GUIDELINES**

### **A. Lot requirements:**

1. Minimum lot width: Sixty (60) feet.
  2. Minimum lot area: As required pursuant to the performance standards and development criteria set forth in Part 4.
  3. Maximum lot coverage by all buildings: Fifty percent (50%).
  4. Minimum yard requirements:
    - a. Front – Twenty (20) feet.
    - b. Side – Twenty (20) feet.
    - c. Rear – Twenty (20) feet.
- B. Maximum height of structures: Forty-five (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 forty-five (45) feet.

C. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking shall be pursuant to Part 6 of the Zoning Code; provided, however, that there shall be no maximum parking restriction.
2. *Vehicular Access.* Vehicular access to the Property shall be by way of Hodges Blvd and Chets Creek Blvd, as conceptually shown on the Site Plan.
3. *Pedestrian Access.* Sidewalk(s) As required by City regulations.

D. *Signs:* One (1) externally illuminated wall sign not exceeding a maximum of four hundred (400) square feet shall be allowed on the church building frontage along Hodges Blvd as depicted in the site plan. All other signs for this development shall be consistent with the requirements for the RMD-A zoning district as set forth in Part 13 of the Zoning Code.

E. *Landscaping:* Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however, that landscape requirements along VUA street frontage may be satisfied by a retention pond measuring at least thirty (30) feet in width.

F. *Recreation and Open Space:* As required by the 2045 Comprehensive Plan.

G. *Utilities:* Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.

H. *Wetlands:* Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

I. *Modifications:* The Site Plan is conceptual in nature and subject to change. Reductions in density and changes to the location and configuration of stormwater facilities and other infrastructure, and open space are allowed without a modification to the PUD and Site Plan. This PUD may be modified administratively, by minor modification, or by major modification (rezoning) subject to the procedures set forth in Section 656.341 of the Zoning Code or as set forth herein.

## VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2045 Comprehensive Plan and specifically contributes to:

### *Future Land Use Element*

1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
2. 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.
3. Policy 1.1.6 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
4. Policy 1.1.9 - Promote the use of Planned Unit Development (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. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
  - a. Potential for the development of blighting or other negative influences on abutting properties
  - b. Traffic Impacts
  - c. Site Access
  - d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties

- e. Configuration and orientation of the property
  - f. Natural or man-made buffers and boundaries
  - g. Height of development
  - h. Bulk and scale of development
  - i. Building orientation
  - j. Site layout
  - k. Parking layout
  - l. Opportunities for physical activity, active living, social connection, and access to healthy food
5. 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.
  6. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
  7. Policy 1.2.8 - 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.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance with the following provisions:

- a. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
- b. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
- c. Subdivision (non-residential and residential) where:
  - i. The collection system of a regional utility company is greater than ¼ mile from the proposed subdivision.
  - ii. Each lot is a minimum of ½ acre unsubmerged property.

- iii. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five-year period.
- 8. 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.
- 9. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.
- B. **Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.
- C. **Allocation of residential land use.** Any residential development shall comply with the requirements of the 2045 Comprehensive Plan.
- D. **Internal compatibility.** The Property is developed with an existing church. The Site Plan depicts existing access and circulation within the site. Access to the site is available from Hodges Blvd and Chets Creek Blvd. Any expansion or redevelopment shall comply with the design guidelines adopted herein.
- E. **External compatibility / Intensity of development.** The existing church is consistent with and complementary to existing uses in the area. The Property sits within the Medium Density Residential (MDR) land use category. Churches are permitted uses in all RMD zoning districts. Directly to the north of the Property is another church that is zoned RMD-A.
- F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be substantially provided as shown on the Site Plan attached as Exhibit E.
- G. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- I. **Off-Street parking including loading and unloading areas.** Parking shall be pursuant to Part 6 of the Zoning Code.

- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.