

Bonneval Road PUD

May 6, 2025

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A.** RE # 152594 8150
- B.** Land Use Designation: RC
- D.** Current Zoning District: PUD
- E.** Proposed Zoning District: PUD

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

CVP Phillips, LLC (the “Applicant”) proposes to rezone approximately 0.88 acres of property located at the northeast quadrant of the intersection of Bentley Road and Philips Highway, an FDOT principal arterial roadway, from Planned Unit Development pursuant to Ordinance 1998-0819-E (the “Original PUD”) to Planned Unit Development (the “PUD”). The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). The Property shall be developed in accordance with this PUD Written Description and the PUD Conceptual Site Plan dated April 18, 2025, and attached as **Exhibit 4** to this Ordinance (the “Site Plan”).

As described below, this PUD zoning district is being sought to allow for the development of a service garage for minor repairs. The Original PUD permitted the Property to be developed with a variety of commercial uses allowed in the CCG-1 zoning district, such as facilities for the sale of gas and automobile related products. However, a service garage was not included in those permitted uses. The Property is currently vacant and unimproved but is now planned for development. This PUD permits a service garage by right and continues to allow for a diversity of commercial uses on the Property in a manner that is internally consistent, compatible with external uses, and provides for innovative site planning concepts that will create an aesthetically pleasing environment.

This PUD removes the conditions in Section 2(a)-(c) of the Original PUD ordinance because: (a) as shown on the Site Plan, the proposed development will not have an access point on Philips Highway, (b) condition b is incorporated into this PUD, and (c) as described herein, signage will be provided in accordance with Part 13 of the City of Jacksonville Zoning Code. The Property is designated as Regional Commercial (“RC”) on the Future Land Use Map (FLUM) of the 2045 Comprehensive Plan and is within the Urban Priority Development Area.

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

	Land Use Category	Zoning	Use
South	RC, BP, HI	PUD, IH	Vacant, Office, Industrial
East	RC, BP	PUD	Multi-Family, Office
North	RC, CGC	PUD, CCG-2, CCG-1	Commercial, Restaurants
West	RC, CGC, HI, LI	PUD, IH, CCG- 1, IL	Industrial

III. DESCRIPTION OF PERMITTED USES

A. PUD Conceptual Site Plan and Parcels

The Site Plan is attached to this Ordinance as **Exhibit 4**. The parcel designations on the Site Plan 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 access points and internal circulation, 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.

B. Permitted Uses

1. Permitted uses and structures.

- a. Commercial retail sales and service establishments.
- b. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- c. 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.
- d. Art galleries, museums, community centers, dance, art or music studios.
- e. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- f. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.

- g. Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
- h. Express or parcel delivery offices and similar uses (but not freight or truck terminals).
- i. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
- j. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- k. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
- l. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
- m. 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.
- n. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
- o. Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
- p. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
- q. Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
- r. Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed.
- s. Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.
- t. Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4.

- u. Drive-thru facilities in conjunction with a permitted or permissible use or structure.

- 2. *Permissible uses by exception.* Those uses permitted by right (and not otherwise listed herein as permitted uses) and permissible by exception in the CCG-1 zoning district.

C. Lot and yard requirements.

For purposes of these requirements, “lot” refers to the parcel within which the commercial use is located and “yard” refers to the distance between principal structures or buildings and the parcel boundary.

- 1. *Minimum lot width*—None.
- 2. *Minimum lot area*—None.
- 3. *Maximum lot coverage by all buildings*—None.
- 4. *Impervious surface ratio*—85%.
- 5. *Minimum yard requirements.*
 - a. Front—None.
 - b. Side—None.
 - c. Rear—Ten (10) feet.
- 6. *Maximum height of structures*—Sixty (60) feet.

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.

D. 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 (or contiguous lot in the same ownership) as the principal use. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal structure. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures.

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided as shown on the Site Plan via Butler Point Road, a private access road and utility easement. The location and design of the access point(s), turn/deceleration lanes 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 connections, and internal drives shall be subject to the review and approval of Development Services and the Planning and Development Department. As shown on the Site Plan, Butler Point Road, an approved private street, traverses the Property and extends from Bentley Road northwesterly to the other parcels within the Original PUD. All necessary easements and agreements will be executed with the other users of the portion of Butler Point Road contained on the Property. Out of an abundance of caution, this PUD hereby waives the restriction in Section 656.408(b) of the Zoning Code related to cross-access and interconnectivity between commercially zoned properties and residentially zoned properties.

B. Sidewalks, Trails, and Bikeways

Sidewalks shall be provided as required in the 2045 Comprehensive Plan.

C. Landscaping and Buffering

Landscaping and buffering will be provided in accordance with Part 12 of the City of Jacksonville Zoning Code, with the following additional and superseding provisions:

1. The southern (Bentley Road), western (Philips Hwy) and northern (abutting property) boundaries of the Property shall contain:
 - a. A landscaped buffer at least five feet wide containing shrubs, groundcovers, preserved existing vegetation, mulch and grass; and
 - b. One tree for every 50 linear feet, or fraction thereof, of required buffer. Trees may be clustered but shall be no more than 75 feet apart. At least one-half of the required number of trees shall be shade trees.
2. The eastern boundary of the Property, which abuts an existing pond, contains Butler Point Road, as detailed above, and several mature trees and the canopies thereof. To the extent that these trees are ever removed from the Property, the area located between the impervious surface of Butler Point Road and the eastern Property boundary shall be subject to the requirements listed under Section IV.C.1 above.

D. Signage

Signage is permitted in accordance with Part 13 of the City of Jacksonville Zoning Code as applicable for the CCG-1 zoning district.

E. Architectural Guidelines

Buildings, structures, and signage within the PUD shall be architecturally compatible with each other.

F. 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.

G. Parking and Loading Requirements

Parking will be provided within the PUD in accordance with Section 656.604(f)(3): Auto service station—Two spaces plus four spaces for each service bay. In the event a use other than a service garage or service station is constructed on the Property, parking will be provided in compliance with Part 6 of the Zoning Code.

H. Lighting

Lighting within the PUD shall be designed and arranged such that light shall be directed away from adjacent properties and toward/into the PUD.

I. Stormwater Retention

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

J. Utilities

The Property is served by JEA.

V. PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on February 26, 2025.

VI. JUSTIFICATION FOR THE PUD REZONING

The proposed PUD will provide for the development of the Property with a service garage for minor repairs. The PUD will allow the Applicant to maximize the potential of the Property in order to continue positive growth in this area and take advantage of an underutilized site in a prime location. 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 Written Description and the PUD Site Plan, unless modified.
2. It provides for site-specific access requirements.
3. It provides for site-specific landscaping and buffering requirements.
4. It provides for site-specific parking requirements.
5. And it limits permitted uses on the property, as compared to those uses permitted in conventional commercial zoning districts.

VIII. NAMES OF DEVELOPMENT TEAM

- Developer/Applicant/Owner: CVP Phillips, LLC
- Planner/Engineer:
 - Taylor & White, Inc.
 - Bowman Consulting Group Ltd.
- Agent: Rogers Towers, P.A.

IX. LAND USE TABLE

A Land Use Table is attached hereto as **Exhibit “F.”** Acreages, percentages and square footage estimates in Exhibit F are approximate and subject to change.

X. PUD REVIEW CRITERIA

- A. **Consistency with the Comprehensive Plan:** As described above, the uses proposed herein are consistent with the RC Urban Priority Area land use category.
- B. **Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency and Mobility Management System regulations.
- 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 an owners' association.
- F. Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.
- G. Listed Species Regulations:** The Property is less than fifty (50) acres in size, so a listed species survey is not required.

EXHIBIT F

PUD Name

Bonneval Road PUD

Land Use Table

Total gross acreage	0.883 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Multiple family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Commercial	0.883 Acres	100 %
Industrial	0 Acres	0 %
Other land use	0 Acres	0 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	0 Acres	0 %
Public and private right-of-way	0.121 Acres	14 %
Maximum coverage of buildings and structures	1,950 Sq. Ft.	5 %