

WRITTEN DESCRIPTION

Homestretch Car Storage PUD RE# 130455-0100

January 13, 2026

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 5.14 acres of property from CCG-2 to PUD. The parcel is located on the west side of Philips Highway, south of St. Augustine Road.

The subject property is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of: CGC/CCG-2. The property is currently vacant. Surrounding uses include: CGC/CCG-2 to the north (warehouse/storage); CGC/CCG-2 to the south (office); CGC/CCG-2 to the east across Philips Highway (motel and service garage); and MDR/RMD-D (multi family) and LDR/RLD-60 to the west across the FEC railroad tracks. Owner proposes to develop the site for private automobile/vehicle garage condominiums. The site plan submitted with this PUD is conceptual and non-binding.

Project Name: Homestretch PUD

Project Architect/Planner: GARCCO,
Graham Gilchrist, Principal, AIA, NCARB, LEED AP

Project Engineer: TBD

Project Developer: Tomo Development

II. QUANTITATIVE DATA

Total Acreage: 5.14 acres

Total number of dwelling units: up to 60

Total amount of non-residential floor area: up to 85,000 s.f

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

Total amount of open space: N/A

Total amount of land coverage of all residential buildings and structures: 85,000 s.f.

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

TBD

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Private automobile/vehicle garage fee simple, condominiums or townhomes, and associated commercial/retail services.
2. Travel trailer parks (along rear portion of site).
3. Automobile, boat, motor home, and RV storage (along rear portion of site).
4. Bus, semi-tractor, truck parking and/or storage (along rear portion of site).
5. Manual car wash.
6. Commercial Retail Sales and Service Establishments.
7. Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, pawnshops subject to Part 4, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.
8. Service stations, truck stops, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry, 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.
9. 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 permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
10. Fruit, vegetable, poultry or fish markets.
11. All types of professional and business and offices.
12. 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.

13. Hotels and motels.
14. Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.
15. Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
16. Boatyards.
17. Racetracks for animals or vehicles.
18. Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
19. Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
20. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
21. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
22. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
23. Private clubs.
24. Churches
25. Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4.
26. Vocational, trade and business schools.
27. Banks, including drive-thru tellers.
28. A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
29. An establishment or facility which includes the retail sale of all alcoholic beverages including liquor, beer or wine for on-premises or off-premises consumption.
30. The sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403.

IV. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area:* None
- (2) *Maximum lot coverage:* None
- (3) *Minimum front yard:* None
- (4) *Minimum side yard:* None
- (5) *Minimum rear yard:* None
- (6) *Maximum height of structures:* 60 feet

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* The parking requirements for this development shall be as noted on the conceptual, non-binding site plan dated January 13, 2026. Should the site plan be amended, Part 6 of the Zoning Code shall apply.
- (2) *Vehicular Access.*
 - a. Vehicular access to the Property shall be by way of Philips Highway, substantially as shown in the conceptual, non-binding 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 2045 Comprehensive Plan.

C. Signs.

- (1) Street frontage signage not exceeding one square foot for each linear foot of street frontage, a maximum size of 300 square feet is permitted.
- (2) Wall signs are permitted.
- (3) One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

- (4) In lieu of the street frontage sign permitted in subsection (i) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed 100 square feet, or 35 percent of the allowable square footage of the street frontage sign permitted in subsection (i) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in subsection (h)(1), below. Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag pole.

D. Landscaping:

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

E. Recreation and Open Space:

Not applicable.

F. Utilities

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

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. STATEMENTS

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

The PUD allows for a limitation on allowable uses in the CCG-2 commercial zoning category and other mix of uses to comport with surrounding development.

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 facilities will be operated and maintained by the owner.

VIII. 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 2045 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community, as the use is allowable in the land use category.

- A. Is more efficient than would be possible through strict application of the Zoning Code;
- B. Is compatible with surrounding land uses which are similar supporting or mixed uses;