

**SAI of Jacksonville PUD  
Written Description  
March 20, 2024**

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. RE#: 009067-0015
- B. Current Land Use Designation: CGC/MDR – Suburban Area
- C. Current Zoning District: PUD (Ord. 2019-0007-E)
- D. Proposed Zoning District: PUD
- E. Maximum Square Feet: 111,979 Square Feet

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

SAI of Jacksonville Properties, LLC. (the “Applicant”) proposes to rezone approximately 3.03 acres of property from Planned Unit Development (“PUD”) to PUD. The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). Ordinance 2019-0007-E approved the development of the Property with mixed-use, retail commercial, and single-family detached residential uses. As described below, the PUD zoning district is being sought to provide a mixed-use development with retail commercial and recreational vehicle and boat storage, to be developed 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. The PUD will be developed in accordance with this PUD Written Description and the PUD Site Plan, attached hereto as **Exhibit “4”**.

**III. PUD DEVELOPMENT CRITERIA**

**A. Site Development Standards**

1. *Permitted Uses and Structures:*

- a. Retail outlets for the sale of food including grocery stores, apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops and pet shops, musical instruments, florists, delicatessens, bakeries, restaurants, home furnishings and appliances including repairs incidental to sales, office equipment or furniture, hardware, antiques, and all other similar retail uses. These uses include drive-through and drive-in facilities and other similar uses.
- b. Personal service establishments such as barber and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, laundries and dry cleaners, tailors, dry cleaning pickup, travel agencies, and similar uses.
- c. Libraries, museums, and community centers.

- d. Studios where art, pottery, or crafts are made with a bottle club or the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises consumption.
- e. Restaurants with on premises consumption of beer, wine, and liquor.
- f. Restaurants with the outside sale and service of food on adjoining patio area. See Section III.E.5 below.
- g. Outside sale and service of alcoholic beverages, subject to the criteria set forth in Section III.E.5 below.
- h. The retail sale and on-premises consumption of alcoholic beverages, including liquor, beer and wine, permitted under Sub-sections e, and g herein are exempt from the distance limitations set forth in Part 8 of the Zoning Code from applicable uses within this PUD. See Section VI.4 below.
- i. Retail and restaurant kiosks (static or mobile kiosks).
- j. Public buildings and facilities except for public maintenance facilities.
- k. Banks, savings and loans, and other financial institutions and similar uses, including drive-through and drive-up facilities.
- l. Commercial recreational or entertainment facilities such as bowling alleys, swimming pools, skating rinks, indoor cart racing, cinemas and theaters.
- m. Express or parcel delivery offices, but not trucking distribution centers.
- n. Hotels and motels.
- o. Rehabilitation hospitals, including inpatient, outpatient, and skilled nursing programs and services.
- p. Nursing homes, homes for the aged, housing for the elderly, community residential homes for the elderly, group care homes for the elderly and similar uses.
- q. Independent living, assisted living, and memory care housing for the elderly.
- r. Skilled nursing facilities.
- s. Medical, dental, and chiropractic offices and clinics.
- t. Business and professional offices.

- u. Meeting facilities and conference centers for business meetings, social gatherings (holiday events, parties, reunions, weddings, and similar events), including the associated service of food and alcohol and the outside sale and service of alcohol meeting the performance standards and development criteria set forth in Section III.E.5 below.
- v. Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products in conjunction with a professional service being rendered at the time.
- w. Buildings and uses immediately and exclusively accessory to the uses permitted above, including automobile parking or valet facilities, living quarters for custodians or caretakers of the office buildings, and storage of documents and equipment.
- x. Child and adult day care centers, meeting the performance standards in Section 111.G.1 below.
- y. Churches including a rectory, nursery and day school. These uses will not be entitled to the minimum distance limitations of Chapter 656, Part 8.
- z. Temporary construction trailers and offices.
- aa. As part of a quality grocer or other general retailer, outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Section III.G.6 below.
- bb. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards in Section III.G.3 below.
- cc. Parks, playgrounds, recreational and community areas and structures, multi-use paths, trails, lakefront promenade, public art, and similar uses.
- dd. Any uses permitted herein may be integrated vertically within a structure, specifically including but not limited to the vertical integration of residential and retail uses.
- ee. Filling station with a maximum of sixteen (16) vehicle fueling positions, convenience store including the retail sale of beer or wine for off-premises consumption, and ancillary single bay drive through car wash.
- ff. Recreational vehicle and boat storage, not to include commercial vehicles and equipment.
- gg. Communication towers

- hh. Essential services
- ii. Off-street parking lots

2. *Prohibited Uses and Structure:*

- a. Landfill or dumping facilities.
- b. Salvage yard.
- c. Manufacturing facilities.
- d. Cemetery or mausoleum.
- e. Animal shelter
- f. Animal shelter or commercial kennel.
- g. Auto/engine repair facility for large farm equipment, commercial or industrial vehicles.
- h. Welding shop.
- i. Facility for storage or overnight parking of commercial or industrial vehicles.
- j. Facility for storage of building materials, excluding what is customarily identified as a neighborhood hardware store.
- k. Adult entertainment and/or service facility.
- l. Wholesale or retail adult novelty facility.
- m. Liquor store.
- n. Bar/Tavern, lounge, or night club.
- o. Facilities for the keeping of horses, cows, swine, sheep, goats, or poultry.
- p. Mobile home park.
- q. Card room, gaming, or video poker establishment.
- r. Electric distribution or transmission substation.
- s. Massage establishment, excluding nationally franchised or medical physical therapy.

- t. Recycling/collection center.
  - u. Legal marijuana distribution facility.
  - v. Police, fire, or ambulance station.
3. *Minimum lot requirements (width and area):*
- a. None
4. *Maximum lot coverage by all buildings and structures:*
- a. Commercial uses – none
5. *Minimum yard requirements:*
- a. Front – None
  - b. Rear – None
  - c. Side – None

Encroachments by sidewalks, driveways, parking, signage, utility structures, trash compactors, garbage receptacles, retention ponds, fences, street/park furniture, HV AC units, and other similar improvements shall be permitted within the minimum building setbacks.

6. *Maximum height of structures:*

Sixty-five (65) feet, except that significant entrance or architectural features, spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances placed above the roof level and not intended for human occupancy may exceed that height.

**B. Silviculture**

Silviculture uses may continue as a permitted use on all or any portion of the Property until build-out.

**C. Land Clearing**

Land clearing and processing of land clearing debris shall be permitted on all or any portion of the Property; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other applicable chapters of the Ordinance Code.

**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 building.

**E. Additional Performance Standards**

Additional performance standards for those uses identified shall be as follows:

1. Child or adult day care centers shall be allowed subject to the following conditions:
  - a. All centers shall provide an adequate off-street area for the stacking of vehicles and required parking.
  - b. Child day care centers shall provide a fenced outdoor play area which meets the minimum requirements set forth by the state licensing agency and which shall be located in the rear or side yards of the subject property.
2. Communication towers shall be permitted subject to the requirements relating to the location of such towers pursuant to Part 15 of the City of Jacksonville Zoning Code.
3. Essential services (utility systems) shall be allowed as a permitted use subject to the following conditions:
  - a. Central water systems, sewerage systems, utility lines, and easements shall be provided in accordance with the appropriate sections of the Jacksonville Municipal Code.
4. Off-street parking lots shall be allowed subject to the following condition:
  - a. If the facilities are lighted, lighting shall be designed and installed so as to prevent glare or excessive light on any adjacent residential properties, subject to the review and approval of the Planning and Development Department.
5. Outside sale and service of alcoholic beverages in conjunction with a restaurant shall be allowed subject to the following conditions:
  - a. The area for outside sale and service shall be limited to an area which is contiguous to an existing licensed facility or establishment and which shall be no greater 25% of the inside area for sale and service. The outside area also shall be surrounded by a permanent railing or other barrier at least three and half feet high; provided that the barrier may be broken up by multiple entranceways no more than six feet wide each.
6. Outside retail sale of holiday items shall be allowed subject to the following conditions:

- a. Outside retail sales shall be limited to forty-five ( 45) days prior to and thirty (30) days following the holiday.
  - b. There shall be adequate parking sufficient to accommodate the additional retail sales.
  - c. There shall be adequate access to the site such that the temporary outside retail sales will not result in undue traffic congestion.
7. Private clubs, conference centers, and meeting facilities shall be allowed subject to the following condition:
- a. Any food and beverage, including alcoholic beverages, shall be limited to service incidental to the primary activity of the facility.

**IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

**A. Access**

Access will be provided via Normandy Boulevard as shown on Exhibit "E." For individual "lots" or parcels of land within the PUD which may be owned in fee simple, there shall be no required street frontage or access for building permits. The interior access roads may be privately owned and maintained by the owner and/or an owners' association and/or a management company and may be gated at entrances to residential uses. The location and design of all access points and interior access roads is conceptual and the final location and design of all access points and interior access roads is subject to the review and approval of the City Planning and Development Department. Pedestrian and bicycle connectivity between all Phases will be permitted (but not required).

**B. Landscaping/Landscaped Buffers**

Landscaping and tree protection shall be provided in accordance with the City of Ordinance Code, with the following additional and superseding provisions specifically noted to address the integrated mixed use design qualities of the PUD. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. 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, so 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 among individual uses.

1. *Buffers*

- a. The City's Ordinance Code requires buffers for "uncomplimentary land uses and zones" in Section 656.1216. Due to the integrated nature of this project, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required.

- b. In the event that any part of the property is designated for recreational vehicle or boat storage, a fence with a minimum height of six (6) feet high, 85% opaque wood or vinyl fence shall be erected and maintained along the western and southern boundary of the area designated for such use.

### 2. *Perimeter Landscaping: Driveways to Streets*

The maximum width of any driveway not containing a landscaped island through the perimeter landscape area shall be twenty-four (24) feet, measured one-hundred (100) feet off of the right of way (to allow for return radii to meet the needs of the travelling public).

### 3. *Perimeter Vehicle Use Area Buffer*

A ten (10) foot buffer shall be provided between public rights-of-way and vehicle use areas. Parking spaces along the perimeter vehicle use area buffer may be reduced in depth from eighteen (18) feet to sixteen (16) feet provided that the additional two (2) feet of parking depth be added to the width of the landscape buffer.

## C. **Signage**

The purpose of these sign standards is to establish a coordinated signage program that provides for the project and tenants' identification and for directional communication in a distinctive and aesthetically pleasing manner. The sign standards apply project wide. A coordinated system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location or frontage. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated.

A summary of the proposed sign standards is shown below:

A maximum of two (2) master identity monument signs will be permitted at locations fronting Normandy Boulevard for the PUD project and/or uses, owners, and tenants within the PUD. These signs may be two sided and externally or internally illuminated and may be located in a landscaped island in the internal access road, or on one or both sides of the internal access road. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared sign. These monument signs will not exceed twenty (20) feet in height and one hundred (100) square feet (each side) in area.

Wall signs are permitted. For the purpose of wall signage, the anchor/tenant buildings shall be deemed as one single enclosed building such that wall signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed as interior signs. Additionally, wall signage visible from a public right of way for each tenant within the anchor/tenant buildings will be permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from a public right-of-way.

Awning signs are permitted. For the purpose of awning signage, the anchor/tenant buildings shall be deemed as one single enclosed building such that awning signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed as interior signs. Additionally, awning signage visible from public rights of way for each tenant within the anchor/tenant buildings will be permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building visible from public rights of way. Any square footage utilized for awning signs which is not perpendicular to the wall to which the awning is attached shall be subtracted from the allowable square footage that can be utilized for wall signs.

Under canopy signs are permitted. One (1) under the canopy sign per occupancy is permitted not exceeding a maximum of eight (8) square feet in area per side. Any square footage utilized for under canopy signs shall be subtracted from the allowable square footage that can be utilized for wall signs.

Directional signs indicating major buildings, major tenants, common areas, various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of thirty (30) square feet in area per sign face. For pedestrian directional signage, such as "informational sidewalk kiosks", 1, 2, 3 or 4 sided (or cylindrical), such signs shall also be a maximum of twenty (20) square feet per side. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Changing message devices are permitted subject to the provisions of Section 656.1302, Ordinance Code, as it may be amended.

Because all project identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will 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, awning, and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Temporary banner signs will be permitted not to exceed 50 square feet in area. Banner signs will be permitted in the entrances and interior of the PUD but will not be permitted in peripheral parcels. Seasonal festive banners may be displayed for a maximum of fourteen (14) days without a permit except that such banners may be displayed forty-five (45) days prior to and thirty (30) days following the holiday. Other banners (including but not limited to "Now Opening," "Now Leasing," or "Hiring Soon" banners) up to 50 square feet may be displayed for a maximum of ninety (90) days. The banners shall be allowed to display logos and/or the name of the project and/or owner. Festival banners placed on street light poles are permitted and unregulated. Banner signs do not count toward the overall maximum sign face allowable for monument and pylon signs.

**D. Construction offices/model units/ real estate sales**

On-site, temporary construction offices/model units/sales and leasing offices will be permitted. Real estate activities are permitted within model units. Associated parking for real estate activities is permitted adjacent to model units.

**E. Parking and Loading Requirements**

Off street parking will be provided in accordance with the following additional and superseding provisions (no parking to be allowed as part of the access road at any time):

1. Parking shall be provided in garages, driveways, or common parking in accordance with the following standards:
  - a. Retail/Commercial and Restaurants: 4.0 spaces per 1,000 s.f. GLA
  - b. Office: 3.0 spaces per 1,000 s.f. GLA
  - c. Hotel: 1.0 space per room
  - d. Senior Housing: 1.0 space per 2 units/beds
2. Shared parking can be used to satisfy required parking.
  - a. When two or more uses occupy the same building and when the hours of operation do not overlap, the parking for the use that needs the most parking shall suffice for all uses.
  - b. Shared parking must be provided within 400 feet of the business( es) being served.
3. Valet parking can be used to satisfy parking requirements.
4. The PUD may provide for more parking than is required, should the owner or developer deem it necessary and appropriate. Modifications to parking requirements within the PUD may be permitted by an administrative modification.

**F. Lighting**

To minimize the effects of site lighting on the adjacent residential properties, directional site lighting fixtures will be utilized along the property boundaries to cast light downward onto the site.

**G. Stormwater Retention**

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations. In addition, the existing City of Jacksonville drainage easement and stormwater facility on the Property will be reconfigured, relocated and enlarged concurrently with the PUD approval process.

**H. Utilities**

The Property is served by JEA.

**I. Conceptual Site Plan**

The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the 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. The building locations and roadways shown on the Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.

**J. Phasing**

Upon approval of the construction plans for the infrastructure improvements within the PUD, building permits for the construction of buildings within the PUD may be obtained prior to the recordation of the plat(s), if any.

**K. Modifications**

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning.

**L. Justification for the PUD Rezoning**

The PUD proposes the concept of a carefully planned mixed-use development. Many best development and planning practices have been incorporated into the PUD including:

- A mix of land uses;
- Internal and external vehicular connectivity;
- Creation of employment opportunities;
- Providing a service to the residential surroundings; and
- The inclusion of performance standards for the project that will establish the unique quality, identity and character of the PUD.

**M. PUD/Difference from Usual Application of Zoning Code**

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property. Such a unique and integrated community plan requires the use of the PUD ordinance in order to administer the standards that have been designed to

ensure proper implementation of the community's intended design. The design and layout of the PUD is creative in its planning approach as described above, more desirable than would be possible through strict application of the minimum requirements of the Land Development Code, and more efficient.

**N. Permissible Uses by Exception**

There are no permissible uses by exception.

**O. Names of Development Team**

Developer/Owner: SAI of Jacksonville Properties, LLC

Planner/Engineer: AVA Engineers, Inc.

**P. Land Use Table**

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

**V. PUD REVIEW CRITERIA**

**A. Consistency with the Comprehensive Plan:** As described above, the uses proposed herein are consistent with the CGC - Suburban Area and MDR - Suburban Area land use categories.

**B. Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency and Mobility Management System.

**C. Allocation of Residential Land Use:** The PUD is consistent with land use allocations under the Future Land Use Element of the 2030 Comprehensive Plan.

**D. Internal Compatibility:** The PUD provides for integrated design and compatible uses within the PUD.

**E. External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms compatible with surrounding uses.

**F. Maintenance of Common Areas and Infrastructure:** All common areas will be maintained by an owners' association.

**G. Usable Open spaces, Plazas, Recreation Areas:** The PUD provides ample open spaces and recreational opportunities.

**H. Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

**I. Listed Species Regulations:** A wildlife survey report is attached to the application.

- J. **Off-Street Parking Including Loading and Unloading Areas:** The PUD provides ample off-street parking.
- K. **Sidewalks, Trails, and Bikeways:** The PUD provides pedestrian connectivity to Normandy Boulevard.

VI. **WAIVER OF LIQUOR DISTANCE CRITERIA**

1. **The commercial activity associated with the alcoholic beverage use is of a lesser intensity than the commercial activity associated with the alcoholic beverage use which previously existed; e.g., there has been a reduction in the number of seats or square footage or type of license;**
  - There has been no previous commercial activity associated with alcoholic beverage use on this property.
2. **The alcoholic beverage use is designed to be an integral part of a mixed planned unit development;**
  - If commercial activity associated with alcoholic beverage use is incorporated, it shall be designed as an integral part of the mixed planned unit development.
3. **The alcoholic beverage use is located within a shopping center with an aggregate gross leasable area of 50,000 square feet or more, inclusive of all outparcels, and meets the definition of a bona-fide restaurant as defined in Section 656.805(c);**
  - This project is not located within a shopping center with an aggregate gross leasable area of 50,000 square feet or more. This specific requirement is not applicable to the development's current plans.
4. **The alcoholic beverage use is not directly visible along the line of measurement defined in Section 656.806 and is physically separated from the church or school, thereby negating the distance requirement as a result of the extra travel time; or**
  - This project meets the requirement for alcoholic beverage use as it is not directly visible along the line of measurement, and it is physically separated from the nearest church or school by more than 3,000 feet as the crow flies. This physical separation and lack of direct visibility negate the distance requirement due to the extra travel time involved, thereby ensuring compliance with the guidelines while maintaining a respectful distance from sensitive locations.
5. **There are other existing liquor license locations of a similar nature in the immediate vicinity of the proposed location; provided however, that no waiver shall be granted pursuant to this criterion if the proposed liquor license location is closer to the church or school than other existing locations.**

- This project does not meet the requirement as there are no other existing liquor license locations in closer proximity to the church or school.

LAND USE TABLE		
SAI of Jacksonville PUD		
Total Gross Acreage	3.03	100%
RV and Boat Storage Facility	1.50	49.5%
Retail Outlet for Sale of Food	1.00	33.0%
Stormwater Management Pond	0.54	17.8%