



Transportation Division, the traffic reviewer from Development Services, and a representative from FDOT.

**Planning Department conditions:**

1. A ten (10) foot wide landscape buffer shall be installed and maintained on three sides of the existing cell tower. The landscape buffer shall contain a row of evergreen shade trees a minimum of 15 feet tall (at the time of planting) with a four-inch caliper, shrubs such as viburnum, ligustrum, holly or juniper, a minimum of spaced a maximum of 15 feet apart; and a row of evergreen four (4) feet tall (at the time of planting) and potted in seven- gallon containers, planted four (4) feet on center, in order to maintain 80% opacity within one year of planting.
2. The landscaping buffer shall be properly maintained through an irrigation system.
3. No ground floor residential units are allowed abutting either Normandy Boulevard or Chaffee Road.
4. A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division, Chief of the Transportation Division, the traffic reviewer from Development Services, and a representative from FDOT.

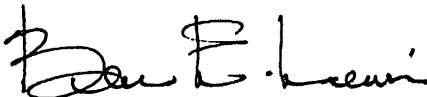
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:	6-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Absent
Jordan Elsbury	Aye
Joshua Garrison	Aye
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7820  
blewis@coj.net

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2022-0436 TO**  
**PLANNED UNIT DEVELOPMENT**

**JULY 21, 2022**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2022-0436 to Planned Unit Development.

***Location:*** 11192 Normandy Boulevard  
Southwest Corner of Chaffee Road and Normandy  
Boulevard

***Real Estate Number(s):*** 012853-0010; 012848-0020; 012848-0010;  
012843-0000; 012843-0010; 012852-0000;  
012848-0000

***Current Zoning District(s):*** Planned Unit Development (PUD 2019-371)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Community General Commercial (CGC)

***Planning District:*** Southwest, District 4

***Applicant/Agent:*** Evin Herzberg  
12483 Aladdin Road  
Jacksonville Florida 32223

***Owner:*** Chaffee Square Trust & Jacksonville Land Trust  
1 Sleiman Parkway  
Jacksonville, Florida. 32216

***Staff Recommendation:*** **APPROVE WITH CONDITIONS**

**GENERAL INFORMATION**

Application for Planned Unit Development 2022-0436 seeks to rezone approximately 21.1 acres of land from Planned Unit Development (PUD) to Planned Unit Development (PUD). The rezoning to PUD is being sought to allow for a mix of uses primarily focused on multi-family residential units with commercial parcels and possibly a hotel.

The property is currently zoned PUD (2019-0371), the existing PUD allowed for a mix of Single Family Residences and Commercial Uses. The previous PUD had the following conditions:

1. There shall be only one full access to Chaffee Road at the residential area and one right in/right out access in the commercial area. Exhibit 4 shows left turn lanes into nonexistent accesses. There shall be a left turn lane at the access into the Residential area.
2. A traffic study shall be provided to determine the deceleration length and queue length on Chaffee Road for both the signal and left turn lane into the residential area. The traffic study will also determine any changes needed to the existing signal. The traffic study shall be submitted at the time of verification of substantial compliance
3. A concrete traffic separator on Chaffee Road is required to prevent left in and left out vehicles at the commercial access. The "Pork Chop" islands are ineffective at preventing these left turn movements and are prohibited.
4. A six (6) foot high, 85% opaque vinyl fence, or wall of stucco, masonry or similar material, shall be installed and maintained along the southern property line of the commercial area.
5. A ten (10) foot wide landscape buffer shall be installed and maintained on three sides of the existing cell tower. The landscape buffer shall contain a row of evergreen shade trees a minimum of 15 feet tall (at the time of planting) with a four-inch caliper, shrubs such as viburnum, ligustrum, holly or juniper, a minimum of spaced a maximum of 15 feet apart; and a row of evergreen four (4) feet tall (at the time of planting) and potted in seven- gallon containers, planted four (4) feet on center, in order to maintain 80% opacity within one year of planting.
6. The landscaping buffer shall be properly maintained through an irrigation system.
7. Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either: (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.

Staff has reviewed the previous conditions and agrees with keeping conditions 5 and 6 in regard to the buffer around the Cell Tower. Any condition related to Chaffee Road are no longer necessary as the site plan is different from the previous plan. The City's Traffic Engineer reviewed the new driveways and medians on Chaffee Road and has not requested any conditions.

### **CRITERIA FOR REVIEW**

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

***(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?***

Yes. The uses in the proposed PUD are consistent with the CGC land use category, however it is unclear from the provided site plan whether the proposed residential development would be consistent with the limitations on ground floor residential abutting roads classified as arterial or higher.

The subject site is 21.10 acres and is located in the southwest quadrant of the intersection of Normandy Boulevard (SR-228), a major arterial road, and Chaffee Road South, a minor arterial road. Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. CGC also allows for multi-family residential at densities up to 20 units per acre in the Suburban Area, subject to the provision that residential uses shall not be the sole use and shall not exceed 80 percent of a development. Additionally, in the Suburban Development Area, residential uses are not permitted on the ground floor of buildings that abut roadways classified as arterial or higher. The residential/commercial scenario proposes a maximum of 422 dwelling units and a minimum of 64,400 square feet of non-residential uses.

***(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?***

Yes if the 20% commercial development is met, the proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

**Future Land Use Element:**

**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.

**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.

**Objective 6.3** The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

***(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?***

The written description and the site plan of the intended plan of development are unclear if they meet the CGC Land Use Category for ground floor units. However, these items will be reviewed during the development stages of the project.

***(1) Consistency with the 2030 Comprehensive Plan***

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

***(2) Consistency with the Concurrency Mobility and Management System***

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

***(3) Allocation of residential land use***

The area indicated on the site plan for possible residential use is 16.68 acres in size occupies the majority of the land that sits back away from the busy intersection.

***(4) Internal compatibility***

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The streetscape: The Site Plan shows a cross access road for the parcels that also has ingress and egress points along Chaffee Road and Normandy Boulevard.
- The use and variety of building setback lines, separations, and buffering: The different types of uses have their own setback restrictions that mainly vary with side setbacks. No buildings or buffers are shown on the submitted site plan.
- The separation and buffering of vehicular use areas and sections of vehicular use areas: No buffers are shown on the site plan, but the written description does state that the site will meet the requirements of part 6 in the Zoning Codes.

***(5) External Compatibility***

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	CCG-2/CO	Single Family Dwelling
South	ROAD	PUD	Single Family Dwellings
East	CGC	PUD	Vehicle Storage
West	CGC	CCG-2	Vacant Commercial

**6) Intensity of Development**

The proposed development is consistent with the Community General Commercial (CGC) functional land use category. The PUD is appropriate at this location because it could provide alternative housing options for the area and add additional commercial parcels along the major highway.

- The availability and location of utility services and public facilities and services: JEA indicates there are existing water and sewer mains under both Normandy Boulevard and Chaffee Road that the project can connect to.
- School Capacity:

Analysis based on maximum dwelling units: 320

SCHOOL <sup>1</sup>	CSA	STUDENTS GENERATED (Rounded) <sup>3</sup>	SCHOOL CAPACITY <sup>2</sup> (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2021/22)	% OCCUPIED	4 YEAR PROJECTION
Normandy Village ES #221	8	40	658	500	76%	84%
Charger Academy MS #216	2	16	1438	921	64%	65%
Edward H. White HS #248	2	23	2071	1512	73%	73%
		79				

**NOTES:**

<sup>1</sup> Attendance school may not be in proposed development's Concurrency Service Area (CSA)

<sup>2</sup> Does not include ESE & room exclusions

<sup>3</sup> Student Distribution Rate

ES-.125

MS-.051

HS-.074

0.250

The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

School Type	CSA <sup>1</sup>	2021-22 Enrollment/CSA	Current Utilization (%)	New Student/ Development <sup>2</sup>	5-Year Utilization (%)	Available Seats - CSA <sup>1</sup>	Available Seats - Adjacent CSA 1&2
Elementary	8	5,659	78%	40	85%	2,320	10,485
Middle	7	1,109	67%	16	68%	687	870
High	8	2,633	87%	23	64%	353	2,118
<b>Total New Students</b>				<b>79</b>			

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The project will have entry and exit points on both Chaffee Road and Normandy Boulevard which are both considered arterial roadways.

***(7) Usable open spaces plazas, recreation areas.***

No open space is shown on the site plan, but a recreation area will be required if residential units are developed.

***(8) Impact on wetlands***

Review of City data does not indicate the presence of wetlands on the subject site.

***(9) Listed species regulations***

No wildlife survey was required as the project is less than the 50-acre threshold.

***(10) Off-street parking including loading and unloading areas.***

The project will comply with Part 6 of the Zoning Code

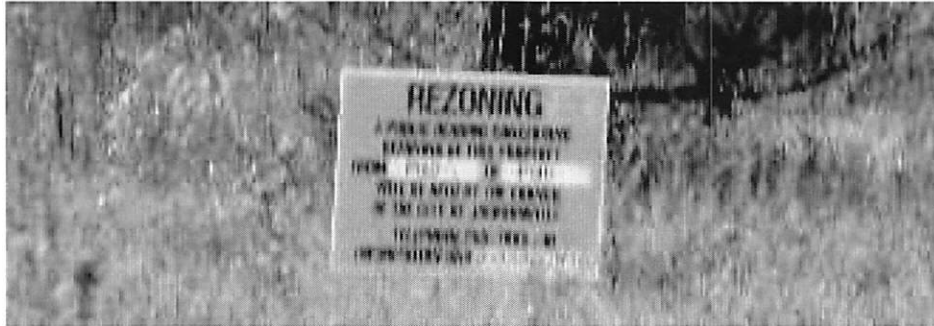
***(11) Sidewalks, trails, and bikeways***

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.



### SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on July 22, 2022, the required Notice of Public Hearing sign was posted.



### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2022-0436** be **APPROVED with the following exhibits:**

1. The original legal description dated April 19, 2022
2. The revised written description dated July 12, 2022.
3. The original site plan dated May 16, 2021.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-0436** be **APPROVED WITH THE FOLLOWING CONDITIONS:**

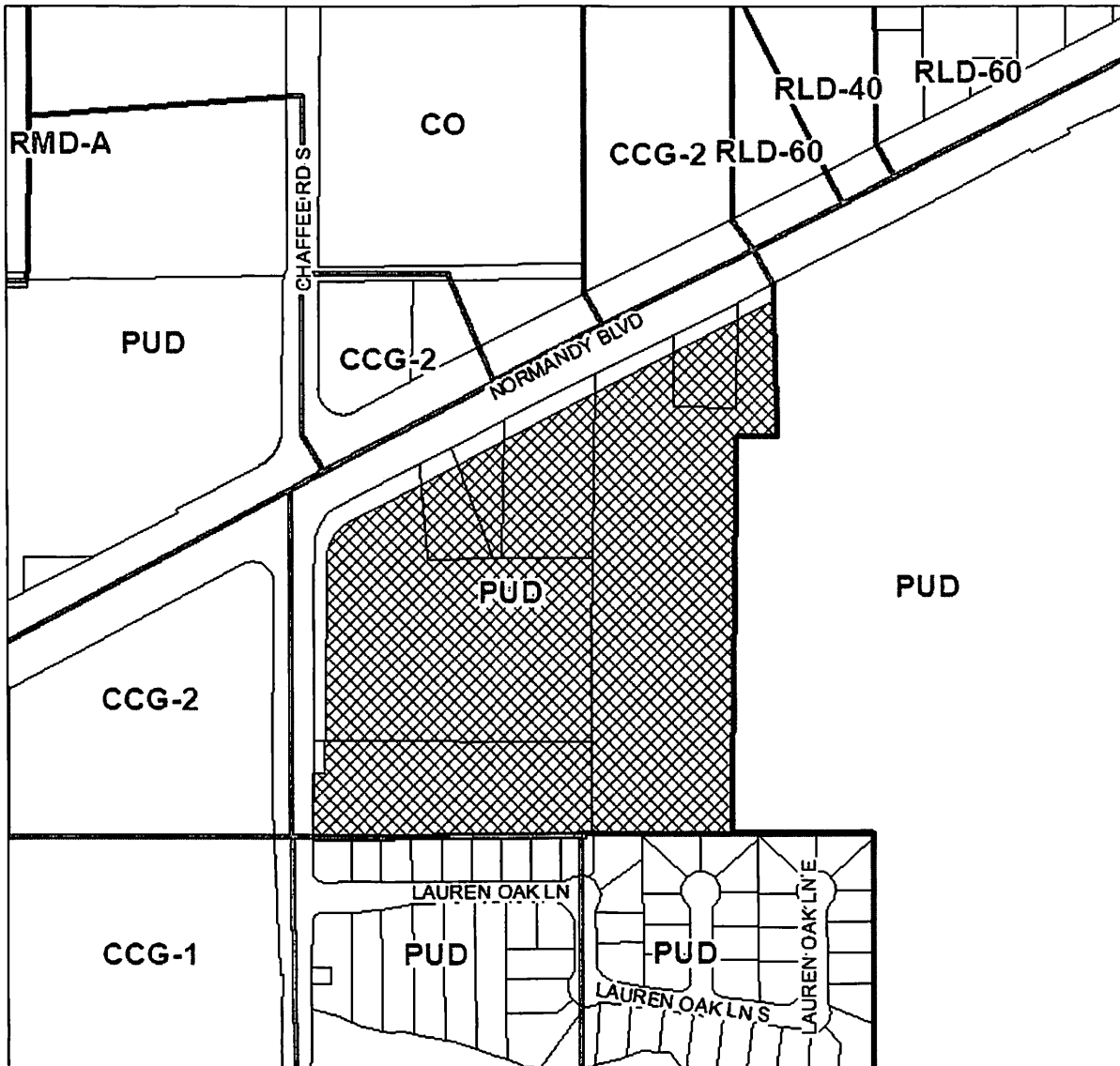
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Aerial View



View of the Subject Site

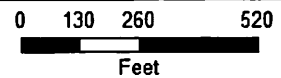
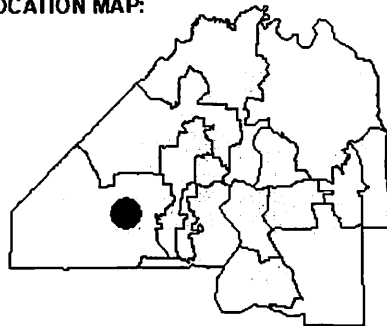


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

12

ORDINANCE NUMBER

ORD-2022-0436

TRACKING NUMBER

T-2022-4114

EXHIBIT 2  
PAGE 1 OF 1

*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net



ONE CITY. ONE  
JACKSONVILLE.

## **TRANSPORTATION REVIEW**

**DATE:** July 11, 2022

**TO:** Connor Corrigan, City Planner III  
Current Planning Division

**FROM:** Chris Schoenig, City Planner III  
Transportation Planning Division

**SUBJECT:** Transportation Review: PUD 2022-0436

### **Background Information:**

The subject site is approximately 21.1 acres and will be accessible from a Normandy Boulevard (SR 228), a major arterial facility and Chaffee Road South, a minor arterial facility. Normandy Boulevard is currently operating at 39.14% of capacity. This segment of Normandy Boulevard has a maximum daily capacity of 39,800 vehicles per day (vpd) and average daily traffic of 15,576 vpd. Chaffee Road South is currently operating at 44.49% of capacity. This segment of Chaffee Road South has a maximum daily capacity of 12,744 vehicles per day (vpd) and average daily traffic of 5,670 vpd.

The site plan provided by the applicant indicates different scenarios of uses that have the potential to change over time due to the various uses listed for the PUD. Determination of potential generated trips will be provided upon Mobility Fee Review.

### **Transportation Planning Division comments to be included in staff report:**

This development is subject to mobility fee review and Pursuant to Policies 4.1.2 and 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan.

### **Transportation Planning Division CONDITIONS the following:**

Per conditions set forth in Transportation Memorandum 2022-0436 dated 07/11/2022.



ONE CITY. ONE  
JACKSONVILLE.

# City of Jacksonville, Florida

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*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

## **MEMORANDUM**

**DATE:** July 11, 2022

**TO:** Connor Corrigan, City Planner III  
Current Planning Division

**FROM:** Chris Schoenig, City Planner III  
Transportation Planning Division

**SUBJECT:** Transportation Memorandum 2022-0436

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Upon review of the referenced application and based on the information provided to date, the Transportation Planning Division has the following conditions:

- Normandy Blvd is an FDOT right of way. Permitting for access to this ROW shall be through FDOT.
- A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division (currently Chris LeDew [CLeDew@coj.net](mailto:CLeDew@coj.net)), the Chief of the Transportation Division (currently Laurie Santana [LSantana@coj.net](mailto:LSantana@coj.net)) and the traffic reviewer from Development Services (currently John Kolczynski [JohnFK@coj.net](mailto:JohnFK@coj.net)). It is recommended that a representative from FDOT be present at the methodology meeting.

# Application For Rezoning To PUD

## Planning and Development Department Info

**Ordinance #** 2022-0436 **Staff Sign-Off/Date** CMC / 05/27/2022

**Filing Date** 06/10/2022 **Number of Signs to Post** 9

### Meeting Dates:

**1st City Council** 07/26/2022 **Planning Commission** 07/21/2022

**Land Use & Zoning** 08/02/2022 **2nd City Council** N/A

**Neighborhood Association** WEST JAX CIVIC ASSOCIATION

**Neighborhood Action Plan/Corridor Study** N/A

## Application Info

**Tracking #** 4114

**Application Status** FILED COMPLETE

**Date Started** 02/23/2022

**Date Submitted** 02/23/2022

## General Information On Applicant

Last Name	First Name	Middle Name
HERZBERG	EVIN	M

### Company Name

**Mailing Address**  
12483 ALADDIN RD

City	State	Zip Code
JACKSONVILLE	FL	32223

Phone	Fax	Email
9046257431	9046257431	EVINHERZBERG@GMAIL.COM

## General Information On Owner(s)

### Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
TRUST	CHAFFEE	SQUARE

**Company/Trust Name**  
CHAFFEE SQUARE LAND TRUST

**Mailing Address**  
1 SLEIMAN PARKWAY, JACKSONVILLE, FL. 32223

City	State	Zip Code
JACKSONVILLE	FL	32216

Phone	Fax	Email
9046736336		MHERZBERG@SLEIMAN.COM

Last Name	First Name	Middle Name
TRUST	JACKSONVILLE	HEIGHTS

**Company/Trust Name**  
JACKSONVILLE LAND TRUST

**Mailing Address**  
1 SLEIMAN PARKWAY, JACKSONVILLE, FL. 32223

City	State	Zip Code
JACKSONVILLE	FL	32216

Phone	Fax	Email
9046736336		MHERZBERG@SLEIMAN.COM

Last Name	First Name	Middle Name
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SUPPORT, INC.

PROPERTY

MANAGEMENT

**Company/Trust Name**

PROPERTY MANAGEMENT SUPPORT INC.

**Mailing Address**

1 SLEIMAN PARKWAY, JACKSONVILLE, FL. 32223

**City**

JACKSONVILLE

**State**

FL

**Zip Code**

32216

**Phone**

9046736336

**Fax**

**Email**

MHERZBERG@SLEIMAN.COM

**Property Information**

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)** 2019-371

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 012853 0010	12	4	PUD	PUD
Map 012848 0020	12	4	PUD	PUD
Map 012848 0010	12	4	PUD	PUD
Map 012843 0000	12	4	PUD	PUD
Map 012843 0010	12	4	PUD	PUD
Map 012852 0000	12	4	PUD	PUD
Map 012848 0000	12	4	PUD	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

**Existing Land Use Category**

CGC

**Land Use Category Proposed?**

**If Yes, State Land Use Application #**

**Total Land Area (Nearest 1/100th of an Acre)** 21.10

**Development Number**

**Proposed PUD Name** CHAFFEE SQUARE III

**Justification For Rezoning Application**

TO PERMIT APPROPRIATE RESIDENTIAL DENSITY RELATED TO THE EXPANSION OF ALLIANCE FLORIDA AT CECIL FIELD, THE EXPANSION OF SR-23 AND THE NEW USERS AT THIS INTERSECTION.

**Location Of Property**

**General Location**

SE QUADRANT OF NORMANDY BOULEVARD AND CHAFFEE SQUARE

House #	Street Name, Type and Direction	Zip Code
11192	NORMANDY BLVD	32221

**Between Streets**

CHAFFEE ROAD and STRATTON ROAD

**Required Attachments For Formal, Complete application**

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

**Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the



application package. The legal description may be either lot and block or metes and bounds.

- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

### Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department (i.e.-\*building elevations, \*signage details, traffic analysis, etc.).
- Exhibit K** Site Location Map.

### Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent MUST BE PRESENT at the public hearings. The required SIGN(S) must be POSTED on the property BY THE APPLICANT within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

### Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

### Filing Fee Information

- 1) Rezoning Application's General Base Fee: \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof

21.10 Acres @ \$10.00 /acre: \$210.00

**3) Plus Notification Costs Per Addressee**

**54 Notifications @ \$7.00 /each: \$378.00**

**4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,867.00**

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

**EXHIBIT 1**

**Legal Description**

**April 19, 2022**

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PART OF TRACTS 5, 6, 7, AND 8, BLOCK 3 BEING A PART OF A SUBDIVISION OF JACKSONVILLE HEIGHTS AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL

RECORDS 6669, PAGE 53 OF SAID CURRENT PUBLIC RECORDS, SAID POINT ALSO LYING ON THE SOUTHEASTERLY

RIGHT OF WAY LINE OF NORMANDY BOULEVARD (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE DEPARTING SAID RIGHT OF WAY LINE AND ALONG THE WESTERLY BOUNDARY OF SAID LAST MENTIONED LANDS

THE FOLLOWING THREE CALLS: (1) THENCE SOUTH 34, 47" WEST ALONG THE WESTERLY BOUNDARY OF SAID

LAST MENTIONED LANDS, A DISTANCE OF 347.16; THENCE NORTH 89 29 13" WEST ALONG SAID LANDS, A DISTANCE

OF 88.18 FEET; (2) THENCE SOUTH 38' 55" WEST, ALONG SAID WESTERLY BOUNDARY OF SAID LANDS, A DISTANCE OF 893.58 FEET TO THE NORTH LINE OF LAUREN OAKS SUBDIVISION AS RECORDED IN PLAT BOOK 57, PAGES 26, 26A

THROUGH 26C OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 89 46' 42" WEST

ALONG SAID PLATTED NORTH LINE. A DISTANCE OF 960.70 FEET TO THE EASTERLY RIGHT OF WAY LINE OF CHAFFEE ROAD (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE DEPARTING SAID NORTH PLAT LINE, NORTH 00 34' 31"

EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 145.26 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE SOUTH 89 25, 29" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 27.00

FEET; THENCE NORTH 34 EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE. A DISTANCE OF 501.93 FEET

TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 100.00 FEET; THENCE IN A

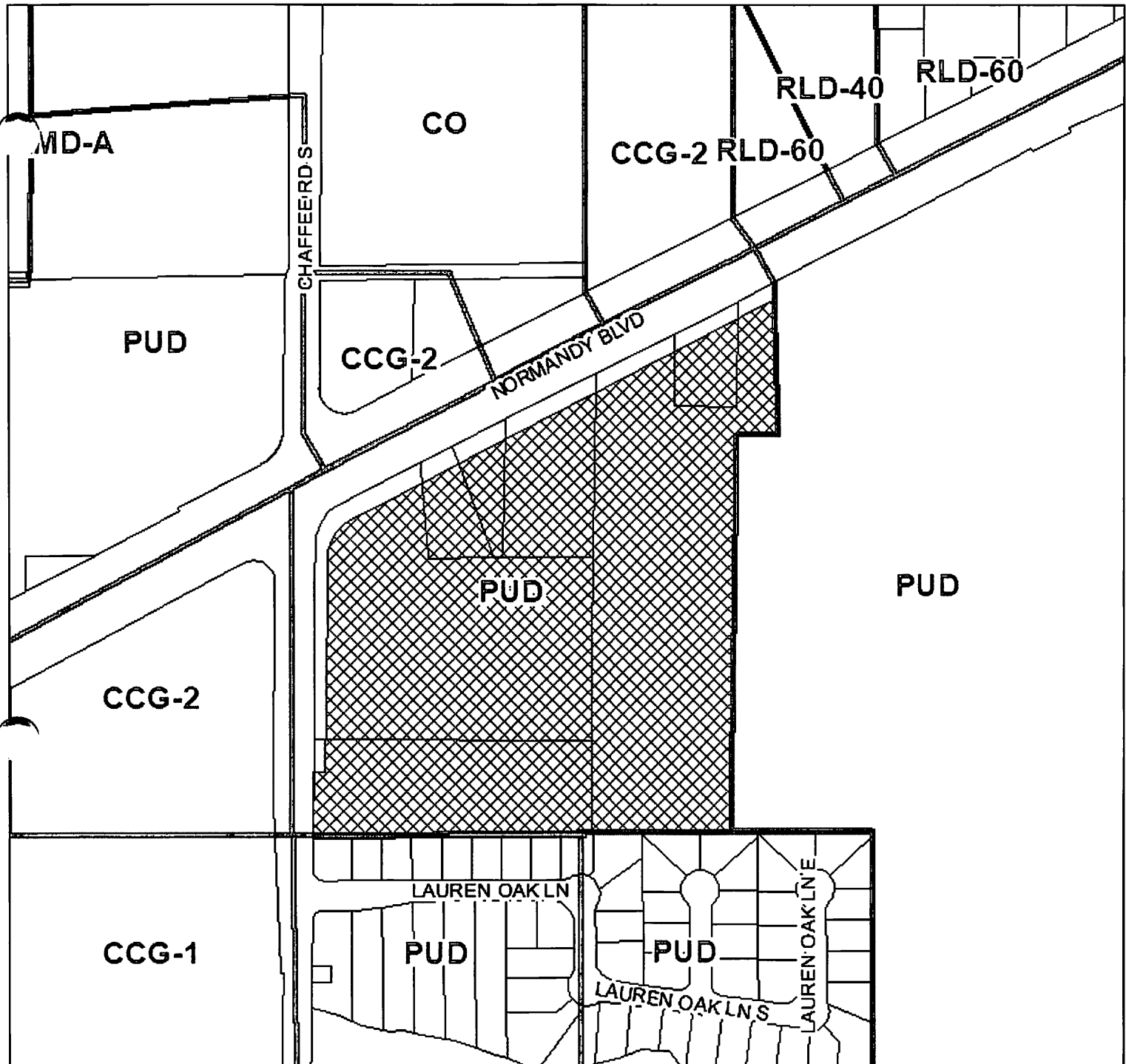
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NORTHEASTERLY DIRECTION ALONG AND AROUND THE ARC OF SAID CURVE AN  
ARC DISTANCE OF 107.97 FEET

TO A POINT LYING ON THE SOUTHEASTERLY RIGHT OF WAY OF CHAFFEE ROAD.  
(A 120 FOOT RIGHT OF WAY AS NOW ESTABLISHED) AND THE POINT OF  
TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE  
OF

NORTH 310 30' 27" EAST, 102.80 FEET; THENCE NORTH 620 26' 31" EAST ALONG SAID  
SOUTHEASTERLY RIGHT OF WAY LINE OF CHAFFEE ROAD, A DISTANCE OF 1109.09  
FEET TO THE POINT OF BEGINNING.

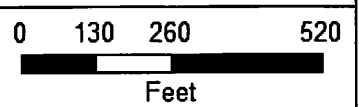
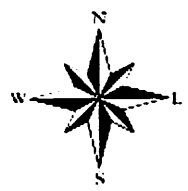
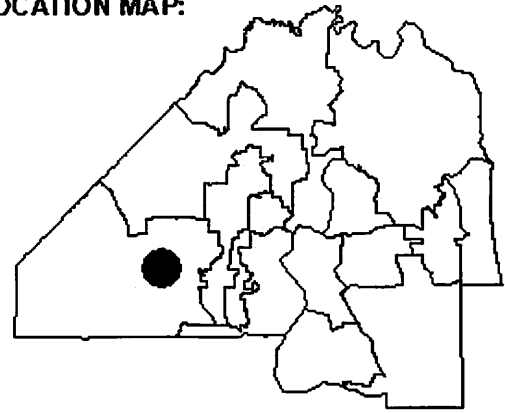
CONTAINING        SQ. FT - 21.1 ACRES MORE OR LESS. CERTIFIED TO: INSPIRED



**REQUEST SOUGHT:**

**FROM: PUD**  
**TO: PUD**

**LOCATION MAP:**



**COUNCIL DISTRICT:**  
**12**

**TRACKING NUMBER**

**T-2022-4114**

**EXHIBIT 2**  
**PAGE 1 OF 1**

**EXHIBIT D**  
**WRITTEN DESCRIPTION**  
**Chaffee Square III PUD**

**July 12, 2022**

**I. PROJECT DESCRIPTION**

The fee simple owner of the real property identified in the attached Exhibit A, RE#'s 012853-0010, 012848-0000, 012848-0010, 012848-0020, 012843-0000, 012843-0010, 012852-0000, (the "Property"), which contains approximately 21.1 acres, is currently zoned PUD (Ord. 2019-371) and designated CGC. While the original development sought only commercial use, the subsequent and most recent rezoning incorporated a mix of residential single family homes and commercial outparcels located along the project frontages. The continued success of the Alliance Florida at Cecil Commerce Center has prompted a need for higher density housing for the workers of this 17,000 acre employment center. In fact, the subject property is less than two (2) miles to three major employers: GE, Wayfair, and the Amazon fulfillment center. While there have been numerous new projects for single family homes there have been few if any new apartment communities offering residences for these employees. Similarly, with the increase in daytime population, as well as the growing single-family community, the health care industry has identified this location as a possible hospital campus. Therefore, the landowner is seeking to rezone this property to permit either a hospital/medical campus, or the development of a multifamily community in place of the single family that was previously intended. The developer believes these uses, and the mix of such uses would capture trips within the vicinity as well as the development itself, reducing Vehicle Miles Traveled (VMT). The confluence of the two major roadways, Normandy Blvd and Chaffee Road make this an ideal location for such mixed-use development, supporting the growing needs of this area of Jacksonville.

The Property is located along the south side of Normandy Boulevard and on the east side of Chaffee Road. Existing surrounding uses include a former junkyard, now a vehicle storage yard and a single-family residential community to the south, also zoned PUD. Across Normandy to the northwest, a new Publix Supermarket has been approved and is moving forward to construction. Similarly, the property to the west, across Chaffee is owned by Walmart and is intended for development of a Supercenter. The applicant has not utilized any professional services in preparing this request. No other professionals have yet been engaged. The parcel is yet undeveloped and has no significant or unique characteristics, variation of elevations or natural features. Currently, the property owner is using the land for silviculture, growing pine trees.

The new PUD will permit the landowner to be more flexible and respond to market demands, but in any event the intended development would promote a more appropriate use of the property, given its location and proximity to both the new Outer Beltway (SR-23) and the Alliance employment center. Considering the large retail developments programmed at this intersection, the potential users of the property would support those developments and serve to benefit the residents who currently reside in the vicinity as well as those who will or are working at the larger employers existing less than two miles away. The proposed limited retail uses being

primarily located on outparcels along Normandy Boulevard, and accounting for approximately 20% of the total PUD proposed would provide convenience and trip capture for either the multi-family product or the hospital/medical campus. As described, the site is located at a growing intersection with intensive commercial uses being intended for the westerly two quadrants. The proposed combination of uses for this PUD would act as a buffer or transitional zoning between such development and the lesser intensive residential areas extending to the south and east. It is appropriate to implement such transitional land uses and the same would further the goals, objectives, and policies of the City's 2030 Comprehensive Plan.

The intended flexibility, combined with the certainty of a PUD, allows the developer to promote building patterns and densities that are more efficient given the size of the property and its proximity to the other future, more intensive uses. The PUD will afford an appropriately scaled and context sensitive infill development, permitting the owner to develop the property in an efficient and productive manner.

**The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as a mixed use retail/ multi-family residential development limited to not more than 64,400 square feet of retail , occupying not more than 5 acres, a multi-family community of up to 422 units, or a hospital/ medical campus, seeking to offer convenience and needed services to this area of Jacksonville. The chosen development type will be designed in consonance with the goals and objectives of the Community General Commercial land use category of the City of Jacksonville 2030 Comprehensive Plan Future Land Use Element. Further, all future maintenance and operations will be the sole responsibility of the landowner(s), in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD. Construction would be intended to commence immediately upon approval of the zoning and engineering entitlements.**

## **II. USES AND RESTRICTIONS**

The Property may be further divided as depicted on the attached site plan (Exhibit E-1) dated May 16<sup>th</sup> 2022 (the "Site Plan", which is incorporated herein by this reference).

### *A. Permitted Uses:*

1. Multi-family residential consistent with the site development standards established herein and as depicted on the Site Plan attached to this application (Exhibit "E-1").
2. Commercial retail uses such as

- a. Commercial retail sales and service establishments, with drive-thru facilities
  - b. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
  - c. Gasoline filling stations
  - d. Banks, including drive thru tellers, savings and loan institutions and similar uses
  - e. Professional and business offices and clinics, or medical, dental and chiropractic offices
  - f. Hotels or motels
  - g. Art galleries, museums, gymnasiums, community centers, dance, art or music studios
  - h. Vocational, trade or business schools and similar uses
  - i. Day care centers
  - j. An establishment or facility which includes the retail sale and service of beer or wine for on-premises conjunction with a restaurant
  - k. Express or parcel delivery offices and similar uses, without terminals
  - l. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.
  - m. Retail outlets for the sale of new or used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses
  - n. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.
3. Medical, and dental or chiropractic offices or clinics, Hospital, nursing homes, assisted living facilities, and similar uses, consistent with the site development standards established herein and as depicted on the Site Plan attached to this application (Exhibit "E1").

All above uses consistent with the site development standards established herein and as depicted on the respective Site Plan (E-1).



- B. Permissible uses – Commercial uses permissible by exception shall include the following:
1. 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.
  2. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4
- C. Accessory uses shall be as outlined in the Zoning Code and consistent Section 656.403 of the Zoning Code.

### III. DEVELOPMENT STANDARDS

#### A. *Dimensional Standards.*

##### **Multi Family Residential**

1. *Minimum parcel area and yard areas:* The minimum lot size, lot width and yard areas for structures shall be as follows:

Lot Size – 6,000 square feet for the first two units and 2,100 square feet for each additional unit, not to exceed 20 units per acre for the entire PUD area.

Lot Width – minimum of 60 feet

Yards -

Front: 20 feet

Side: 10 feet; 20 feet between structures on the same parcel

Rear: 10 feet

2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* 40%
3. *Maximum height of structures:* Forty (40) feet, except where a structure is located within 75 feet of the southern boundary, where such buildings shall be limited to twenty-five (25) feet in height.

### **Commercial Outparcels**

1. *Minimum parcel area and yard areas:* The minimum lot size, lot width and yard areas for structures shall be as follows:

Lot Size – minimum of 10,000 square feet

Lot Width – minimum of 100 feet

Yards -

Front: 20 feet

Side: 5 feet

Rear: 10 feet

2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* 50%
3. *Maximum height of structures:* Thirty-five (35) feet.

### **Hospital or Similar Uses**

1. *Minimum parcel area and yard areas:* The minimum lot size, lot width and yard areas for structures shall be as follows:

Lot Size – minimum of 10,000 square feet

Lot Width – minimum of 70 feet

Yards –

Front: 20 feet

Side: 10 feet

Rear: 10 feet

2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* 40%
3. *Maximum height of structures:* forty-five (45) feet, except where a structure is located within 100 feet of the southern boundary, where such buildings shall be limited to twenty-five (25) feet in height.

*B. Ingress, Egress and Circulation.*

1. Vehicular ingress and egress shall be substantially as shown on the Site Plan.

*C. Signs.*

1. As the intent of the PUD is to permit the mix of uses described above, being either commercial and multi-family, or commercial and institutional, it is imperative that adequate signage be afforded to the various uses in effort to appropriately direct the patrons or users/residents to their destinations. The number, location size and height of signage to be located on the property shall be as follows:

**Residential Signage**

One double faced monument sign not to exceed (24) Twenty-four square feet in area and (12) Twelve feet in height may be permitted along Chaffee Road, for the residential entryway.

One double faced monument sign identifying the residential community along Normandy Boulevard as depicted at the entry way to that portion of the site as depicted on the Site Plan. This sign shall not exceed (24) Twenty-four square feet in area and not more than (12) Twelve feet in height.

**Commercial**

Each Outparcel shall be permitted on monument style sing, not to exceed 50 square feet of display area and twenty feet in height.

Additionally, one project identification sign of a monument style sign shall be permitted on the corner of the intersecting roadways (Normandy Boulevard and Chaffee Road only). This sign shall not exceed 20 feet in height and 80 square feet of sign area.

*Illumination:* internal or indirect lighting, will be permitted as appropriate.

D. *Site Design and Landscaping.*

1. The arrangement of the uses as well as the structures and associated use areas are located with intent to promote natural attenuation of noise and activity away from one another. The commercial activity will be oriented toward Normandy Boulevard, away from the residential community. Residential or institutional uses shall be located to the south and a shared retention facility may be utilized in lieu of the standard uncomplimentary buffer provisions of Part 12, Zoning Code. This provision shall mitigate for the screening requirement of this Part but shall not serve to reduce the vegetative material that would otherwise have been required between such uses but will permit them to be distributed in a more efficient and beneficial manner.
2. Similarly, as the property to the south is an established single-family community, the development shall provide a 20-foot landscaped area along this entire boundary of the property. The developer will locate an 8-foot PVC fence along this property line and shall prohibit primary structures from being located within 75 feet of this same line. The 20-foot buffer shall not prohibit the location of secondary structures, and as noted above such structures may not exceed 25 feet in height in this area. Side yard areas will be imposed along this property boundary and the tree sizes for this area shall be doubled, to promote a greater vegetative screen. The remaining landscaping matters will be provided per the provisions and standards of Part 12 of the Zoning Code.
3. Lighting associated with any use of this PUD will be of a design that does not permit trespass lighting onto adjacent properties. Furthermore, all lighting will utilize either appropriate lenses or cutoffs as required. Illumination levels at the southerly property line shall not exceed one-half (.5) foot candles when buildings or parking areas are located adjacent to residential areas not associated with this development. An exterior lighting design plan, including a photometric plan, pole and fixture schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.
4. Parking for all uses shall comply with Part 6, Zoning Code for the City of Jacksonville.

E. *Building Orientation*

1. *General:*

The subject property is to be utilized as a multi-use project, permitting both commercial and residential or institutional uses. The primary structures in the commercial portion of the site are situated to block noise associated with Normandy Boulevard at its intersection with Chaffee Road.

The ensuing mixed use development will be situated in a manner that permits an efficient use of the property while offering new dwellings for the growing westside, or appropriate services for the same.

#### **IV. 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 2030 Comprehensive Plan and Land Use Regulations. The proposed rezoning is a reasonable manner by which to permit the redevelopment of a former mobile home park and permit a mix of uses that will coexist while acting as a transition between the commercial node located at the Normandy and Chaffee Road intersection. This PUD is designed to increase the usable nature of the property while promoting numerous Goals, Objectives and Policies of the 2030 Comprehensive Plan. The project seeks to locate supportive uses, promoting the growth of the Alliance Florida Employment Center, as well as the growing residential communities of Jacksonville's Westside. Finally, this PUD offers a more marketable mix of uses that will act to reduce Vehicle Miles Traveled (VMT) for the residents in the vicinity. This PUD:

Is more efficient and effective than would be possible through strict application of the City of Jacksonville Land Use Regulations or a conventional zoning district which are suburban based, do not convey a sense of place, and which do not act to promote such a mix of uses;

Represents an appropriate combination of possible uses, properly designed to promote a logical transition between the established uses and a sustainable and desirable development pattern on an infill location;

Will promote the purposes of the 2030 Comprehensive Plan, including the following:

1. Objective 2.10
2. Goal 3
3. Objective 3.1

4. Objective 3.2
5. Policy 3.2.2
6. Policy 3.2.4
7. Policy 3.2.14
8. Policy 4.1.2

## V. SUCCESSORS IN TITLE

All successors in title to the Property, or any portion of the Property, shall be bound to the conditions of this PUD.

## VI. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* The Property is designated CGC pursuant to the City's Future Land Use Map Series of the City's 2030 Comprehensive Plan. The uses and amounts (density/intensity) proposed in the PUD would be consistent with this designation.
- B. *Consistency with the Concurrency Management System.* The development of the Property will comply with the requirements of the Concurrency Management/Mobility System.
- C. *Allocation of Residential Land Use.* The proposed PUD is intended to permit a mix of commercial and residential or institutional uses. Any residential development will be completed at a density consistent with the applicable land use category and will be designed in such a way as to protect such use while buffering it from the commercial uses adjacent to it and the single family to the south.
- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is available from both Chaffee Road and Normandy Boulevard. All access points will be reviewed and approved by the City of Jacksonville.
- E. *External Compatibility/Intensity of Development.* The intent of the development is to foster a multi-use development of the property at a density/ intensity that is sustainable and respective of the surrounding roadway system, as well as future commercial development that is likely to occur upon the opening of SR-23, a new toll road.

- F. The various uses will be appropriately screened from one another, and structures will be oriented in a manner that will foster an appropriate transition as well as reduce externalities otherwise associated with such uses.
- F. *Recreation/Open Space.* The PUD will include recreational uses if residential is developed on the southerly portion of the property, meeting or exceeding the standards of the Zoning Code, or shall pay appropriately to the required fund.
- G. *Impact on Wetlands.* Any development activity which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. *Listed Species Regulations.* Not Applicable.
- I. *Off-Street Parking & Loading Requirements.* The parking areas shall be developed as required in Part 6. It being the intent that the areas and locations depicted on the attached plans are sufficient to meet any or all of the required landscape provisions.
- J. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.
- K. *Stormwater Retention.* Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements and located in a facility as depicted on the Site Plan.
- L. *Utilities.* Electric power, water and sewer services are furnished to the Property by the Jacksonville Electric Authority.





# EXHIBIT F

PUD Name

**Chaffee Square III Residential/ Comm**

## Land Use Table

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Total gross acreage	<b>21.1</b>	Acres	100 %
Amount of each different land use by acreage			
Single family		Acres	%
Total number of dwelling units		D.U.	
Multiple family	<b>16.1</b>	Acres	<b>76</b> %
Total number of dwelling units	<b>422</b>	D.U.	
Commercial	<b>5</b>	Acres	<b>23</b> %
Industrial		Acres	%
Other land use		Acres	%
Active recreation and/or open space		Acres	%
Passive open space		Acres	%
Public and private right-of-way		Acres	%
Maximum coverage of buildings and structures	<b>386,899</b>	Sq. Ft.	<b>42</b> %

# EXHIBIT F

PUD Name **Chaffee Square III (Hospital/ Comm)**

## Land Use Table

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Total gross acreage	<span style="border: 1px solid black; padding: 2px 10px;"><b>21.1</b></span>	Acres	100 %
Amount of each different land use by acreage			
Single family	<span style="border: 1px solid black; padding: 2px 10px;"></span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;"></span> %
Total number of dwelling units	<span style="border: 1px solid black; padding: 2px 10px;"></span>	D.U.	
Multiple family	<span style="border: 1px solid black; padding: 2px 10px;"></span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;"></span> %
Total number of dwelling units	<span style="border: 1px solid black; padding: 2px 10px;"></span>	D.U.	
Commercial	<span style="border: 1px solid black; padding: 2px 10px;"><b>5</b></span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;"><b>23</b></span> %
Industrial	<span style="border: 1px solid black; padding: 2px 10px;"></span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;"></span> %
Other land use	<span style="border: 1px solid black; padding: 2px 10px;"><b>16.1</b></span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;"><b>76</b></span> %
Active recreation and/or open space	<span style="border: 1px solid black; padding: 2px 10px;"></span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;"></span> %
Passive open space	<span style="border: 1px solid black; padding: 2px 10px;"></span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;"></span> %
Public and private right-of-way	<span style="border: 1px solid black; padding: 2px 10px;"></span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;"></span> %
Maximum coverage of buildings and structures	<span style="border: 1px solid black; padding: 2px 10px;"><b>386,899</b></span>	Sq. Ft.	<span style="border: 1px solid black; padding: 2px 10px;"><b>42</b></span> %