

**EXHIBIT 3**  
**WRITTEN DESCRIPTION**  
**Chaffee Square III PUD**  
**May 16<sup>th</sup> 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

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 21,000 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. Art galleries, museums, gymnasiums, community centers, dance, art or music studios
  - g. Vocational, trade or business schools and similar uses
  - h. Day care centers
  - i. An establishment or facility which includes the retail sale and service of beer or wine for on-premises conjunction with a restaurant
  - j. Express or parcel delivery offices and similar uses, without terminals
  - k. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.
  - l. 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
  - m. 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.

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 sign, 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) 1 of 2**

## 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>16.68</b>	Acres	<b>79</b> %
Total number of dwelling units	<b>320</b>	D.U.	
Commercial	<b>4.42</b>	Acres	<b>21</b> %
Industrial	<b>0</b>	Acres	<b>0</b> %
Other land use		Acres	%
Active recreation and/or open space	<b>1.1</b>	Acres	<b>5.2</b> %
Passive open space	<b>0</b>	Acres	<b>0</b> %
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) 2 of 2**

## 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		Acres	
Total number of dwelling units		D.U.	
Commercial	<b>4.42</b>	Acres	<b>21</b> %
Industrial	<b>0</b>	Acres	<b>0</b> %
Other land use	<b>16.68</b>	Acres	<b>79</b> %
Active recreation and/or open space		Acres	
Passive open space	<b>0</b>	Acres	<b>0</b> %
Public and private right-of-way		Acres	
Maximum coverage of buildings and structures	<b>386,899</b>	Sq. Ft.	<b>42</b> %