

**PUD WRITTEN DESCRIPTION  
TIMUQUANA ROAD PUD  
September 5, 2023**

**I. PROJECT DESCRIPTION**

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 7.1 acres of property to allow for recreational vehicle (“RV”) and boat storage on the property located at 5581, 5551, and 0 Timuquana Road and 0 Acoma Avenue (RE#s 103111 0000, 103098 0000, 103110 0000, 103099 0020, and 103100 0000) as more particularly described in Exhibit 1 (the “Property”) and conceptually depicted in the Site Plan filed herewith. The Property is located within the CGC land use category, the Urban Development Area, and is zoned PUD pursuant to Ordinances 2001-265 and 2007-261. The Property is also located within the APZ 2 zone of Naval Air Station (“NAS”) Jacksonville. Not included in this PUD is a separate JEA Lift Station parcel located interior of the Property assemblage, which is split zoned CO and PUD pursuant to Ordinance 2001-265.

The Property has historically been used as a plant nursery dating back to 1978. Applicant is seeking to unify the Property under a single PUD to facilitate redevelopment by permitting RV and boat storage. The applicable conditions adopted pursuant to Ordinances 2001-265 and 2007-261 have been implemented herein as further described in Sections III., IV., and V. of this PUD.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	LDR	RLD-60	Single-family
East	MDR	RMD-D	Mobile homes
South	CGC	PUD (2007-1123)	Self storage/Retail
West	CGC	CCG-1/CO	Office

- B. Project name: Timuquana Road PUD.
- C. Project engineer: Walsh and Walsh Consultants Inc.
- D. Project developer: Paul Jean-Marie Kassab Revocable Living Trust.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: CGC.
- G. Current zoning district: PUD (Ordinance 2001-265 and Ordinance 2007-261).
- H. Requested zoning district: PUD.

- I. Real estate numbers: 103111 0000, 103098 0000, 103110 0000, 103099 0020, and 103100 0000.

## **II. QUANTITATIVE DATA**

- A. Total acreage: 7.1 acres
- B. Total amount of RV and boat storage or other permitted use: 7.1 acres.

## **III. STATEMENTS**

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

This PUD is filed to unify the PUDs adopted pursuant to Ordinances 2001-265 and 2007-261, implement the applicable conditions, and permit RV and boat storage. This PUD adopts the CCG-1 zoning district regulations, with the following modifications:

1. Outdoor storage of boats, RVs, and other similar items are permitted uses.
2. Retail and wholesale plant nurseries including outside display and landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity are permitted. Agricultural, horticultural and forestry uses along with barns, greenhouses and other uses customarily accessory to agricultural, horticultural or forestry activities are permitted. These uses are carried over from the existing PUDs.
3. Uses associated with parimutuel facilities or adult arcade amusement centers are prohibited.
4. Buildings shall have a minimum setback of twenty-five (25) feet from the northern boundary.
5. Maximum height of structures:
  - a. Thirty-five (35) feet, provided there is a minimum ten (10) foot landscape buffer if required under Section V.D. of this PUD.
  - b. Thirty-six (36) to forty-five (45) feet, provided a minimum twenty-five (25) foot rear building setback is provided.
  - c. Forty-six (46) to sixty (60) feet, provided that a minimum forty (40) foot rear setback is provided.
  - d. Unlimited, provided that the building is setback on all sides not less than one (1) horizontal foot for each six (6) vertical feet in excess of sixty (60) feet.

6. No more than two (2) driveways shall be permitted on Timuquana Road or as otherwise approved by the Florida Department of Transportation.
  7. All street signs shall be monument signs no taller than twenty (20) feet and shall not exceed three hundred fifty (350) square feet in the aggregate.
  8. Eight (8) foot fences shall be required for all uncomplimentary land use buffers.
  9. Directional lighting fixtures designed to cast illumination downward and within the site shall be used along the northern boundary rather than broad area illumination.
- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

Owner will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

#### **IV. USES AND RESTRICTIONS**

##### **A. Permitted Uses:**

1. Outdoor storage of boats, RVs, and other similar items.
2. Retail and wholesale plant nurseries including outside display and landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity. Agricultural, horticultural and forestry uses along with barns, greenhouses and other uses customarily accessory to agricultural, horticultural or forestry activities.
3. Commercial retail sales and service establishments.
4. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
5. Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
6. Hotels and motels.
7. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, and similar uses.
8. Art galleries, museums, community centers, dance, art or music studios.

9. Vocational, trade or business schools and similar uses.
10. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
11. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
12. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
13. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises in conjunction with a restaurant.
14. Express or parcel delivery offices and similar uses (but not freight or truck terminals).
15. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
16. Personal property storage establishments meeting the performance development criteria set forth in Part 4.
17. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
18. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
19. Churches, including a rectory or similar use.
20. Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.
21. Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
22. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.

23. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
24. Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
25. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
26. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).

B. Permissible Uses by Exception:

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 for uses other than plant nurseries (which is a permitted use), meeting the performance standards and development criteria set forth in Part 4.
3. Residential treatment facilities and emergency shelters.
4. Multi-family residential integrated with a permitted use.
5. Crematories.
6. Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
7. Auto laundry or manual car wash.
8. Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).
9. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
10. Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
11. Blood donor stations, plasma centers and similar uses.

12. Private clubs.
13. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
14. Billiard parlors.
15. Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
16. Schools meeting the performance standards and development criteria set forth in Part 4.
17. Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
18. Nightclubs.
19. Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed.
20. Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.
21. Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.
22. Off-street parking lots not adjacent to residential districts or uses, meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403.

**V. DESIGN GUIDELINES**

A. Lot Requirements:

1. Minimum lot width and area: None, except as otherwise required for certain uses.
2. Maximum lot coverage by all buildings. None, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129.
3. Minimum yard requirements.

- a. Front – None.
  - b. Side – None.
  - c. Rear – Ten (10) feet; provided, however, that any building shall be setback a minimum of twenty-five (25) feet.
4. Maximum height of structures:
- a. Thirty-five (35) feet, provided there is a minimum ten (10) foot landscape buffer if required under Section V.D. of this PUD.
  - b. Thirty-six (36) to forty-five (45) feet, provided a minimum twenty-five (25) foot rear building setback is provided.
  - c. Forty-six (46) to sixty (60) feet, provided that a minimum forty (40) foot rear setback is provided.
  - d. Unlimited, provided that the building is setback on all sides not less than one (1) horizontal foot for each six (6) vertical feet in excess of sixty (60) feet.
- B. Ingress, Egress and Circulation:
1. *Parking Requirements.* Parking shall be provided pursuant to Part 6.
  2. *Vehicular Access.* Vehicular access to the Property shall be by way of Timuquana Road, substantially as shown on the Site Plan. The number of driveways shall not exceed two (2) on Timuquana Road or otherwise as approved by the Florida Department of Transportation.
  3. *Pedestrian Access.* As required by City regulations.
- C. Signs: Signs for this development shall be consistent with the requirements for the CCG-1 zoning district as set forth in Part 13 of the Zoning Code except as supplemented and restricted herein:
1. Sign height shall not exceed twenty (20) feet.
  2. All street signs shall be monument signs.
  3. Street signs shall not exceed an aggregate three hundred fifty (350) square feet.
- D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however, a minimum eight (8) foot fence (including the existing eight (8) foot opaque wooden fence) shall be provided for any use that requires uncomplimentary land use buffers with abutting parcels.

- E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.
- F. Utilities: Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- G. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. Airport Regulations: Development of the Property shall proceed in accordance with Part 10 of the Zoning Code.
- I. Lighting: Directional lighting fixtures designed to cast illumination downward and within the site shall be used along the northern boundary rather than broad area illumination.

## **VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2045 Comprehensive Plan and specifically contributes to:

### *Future Land Use Element*

1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
2. Objective 1.1 - Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
3. Policy 1.1.6 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal



government, unless such requirements have been previously waived by those governmental bodies.

4. Policy 1.1.7 - Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.
5. Policy 1.1.9 - Promote the use of Planned Unit Development (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques, in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
  - a. Potential for the development of blighting or other negative influences on abutting properties
  - b. Traffic Impacts
  - c. Site Access
  - d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
  - e. Configuration and orientation of the property
  - f. Natural or man-made buffers and boundaries
  - g. Height of development
  - h. Bulk and scale of development
  - i. Building orientation
  - j. Site layout
  - k. Parking layout
  - l. Opportunities for physical activity, active living, social connection, and access to healthy food
6. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
  - a. Creation of complementary uses;
  - b. Enhancement of transportation connections;
  - c. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
  - d. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
7. 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.

8. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
  9. 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.
  10. Objective 3.2 - Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
  11. Policy 3.2.2 - The City shall encourage, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.
  12. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.
- B. Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.
- C. Allocation of residential land use.**
- Residential uses are not proposed under the current development plan.
- D. Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from Timuquana Road and shall have a maximum of two driveway or as otherwise approved by the Florida Department of Transportation. Location of the access points shown on the Site Plan as well as final design of the access points is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- E. External compatibility/Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. The intensity of the proposed RV and boat storage is consistent with the Property's historical use as a plant

nursery with landscape contractors and with heavy equipment. Landscape buffers and eight (8) foot fences are programmed along the eastern, northern, and western boundaries to ensure consistency and compatibility with the abutting uses.

- F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be provided substantially provided as shown on the Site Plan attached as Exhibit E.
- G. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- I. **Off-Street parking including loading and unloading areas.** Parking and loading are provided pursuant to Part 6 of the Zoning Code.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.