

**PUD WRITTEN DESCRIPTION**  
**Yellow Water at Normandy PUD**  
**November 20, 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 7.83 acres of property to allow for flexible warehouse and storage on the property located at 0 Normandy Boulevard and 0 Yellow Water Road (RE#s 002278 0005, 002278 0030, and 002278 0055) 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 and AGR land use categories, the Rural Development Area, and is zoned CN and AGR.

The Property is currently vacant and undeveloped. A land use amendment is sought for the parcel located within the AGR category to match the existing CGC designation for the other two (2) parcels subject to this PUD. This PUD is filed to facilitate flexible warehouse and recreational vehicle (“RV”) and boat storage as well as other uses permitted within the CGC land use category.

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	AGR	AGR	Single-family
East	CGC/AGR	CN/CCG-1/AGR	Retail/Single-family
South	CGC	CN	Gas station
West	AGR	AGR	Undeveloped

- B. Project name: Yellow Water at Normandy PUD.
- C. Project engineer: Dunn & Associates, Inc.
- D. Project developer: Sessions Development, LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: CGC/AGR.
- G. Current zoning district: CN/AGR.
- H. Requested land use designation: CGC.
- I. Requested zoning district: PUD.
- J. Real estate numbers: 002278 0005, 002278 0030, 002278 0055.

## II. QUANTITATIVE DATA

- A. Total acreage: 7.83 acres.
- B. Proposed amount of commercial building floor area: Forty thousand (40,000) square feet.
- C. Maximum amount of commercial building floor area: One hundred fifty thousand (150,000) square feet. For purposes of clarity, covered outdoor storage shall not be considered commercial building floor area.
- D. Proposed amount of outdoor storage slips: One hundred seventy-four (174) (with no maximum).

## III. STATEMENTS

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

This PUD generally adopts the CCG-2 zoning district with a focus on flexible office and warehouse type uses with accompanying outdoor storage/parking of RVs and boats. The following provisions are modifications to the regular application of the CCG-2 zoning district:

- 1. The following uses are permitted:
  - a. Retail sales and service of parts and supplies for plumbing, electrical, construction, air conditioning, and other similar items (but not automobile wrecking yards, junkyards or scrap processing yards).
  - b. Photography, art, and graphic art studios.
  - c. Building trades contractor meeting the performance standards and development criteria set forth in Part 4.
  - d. Outdoor storage in conjunction with a permitted use, provided that such outdoor storage is visually screened by a minimum six (6) foot high barrier not less than ninety-five (95%) opaque.
  - e. Woodworking and furniture making shops.
  - f. Warehousing, wholesaling, refrigerated and general storage, distribution centers/businesses, assembly, tool and die, machine shop, injection molding, printing, and other similar uses.
  - g. Facilities for product development, business and scientific research, and testing laboratories.

- h. Truck, trailer, and bus parking and major and/or minor repair.
    - i. Water parks.
    - j. Outdoor parking and storage of RVs, boats, and other similar items.
  - 2. The following uses are prohibited:
    - a. Uses associated with pari-mutuel permit holders.
    - b. Racetracks for animals or vehicles.
    - c. Adult entertainment.
    - d. Rescue missions.
    - e. Dancing entertainment establishments.
  - 3. Minimum yards:
    - a. The minimum front yard is increased to twenty (20) feet.
    - b. The minimum side yards are increased to ten (10) feet.
  - 4. Parking for flex warehouse spaces require a minimum parking ratio of one (1) space per two thousand (2,000) square feet.
  - 5. Internal buffering, landscaping and screening between uses and/or parcels shall not be required. Internal vehicle use area interior landscaping, including landscape islands and associated trees, is not required in the outdoor storage areas.
- 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. Commercial Retail Sales and Service Establishments, including retail sales of parts equipment and supplies for plumbing, electrical, building and construction, furnace

and air conditioning, home appliances, outdoor and indoor recreation, gardening and landscaping, and related service establishments catering to any of the above.

2. Photography, art, and graphic art studios.
3. Building trades contractor meeting the performance standards and development criteria set forth in Part 4.
4. Outdoor storage in conjunction with a permitted use, provided that such outdoor storage is visually screened by a minimum six (6) foot high barrier not less than ninety-five (95%) opaque.
5. Woodworking and furniture making shops.
6. Warehousing, wholesaling, refrigerated and general storage, distribution centers/businesses, assembly, tool and die, machine shop, injection molding, printing, and other similar uses.
7. Facilities for product development, business and scientific research, and testing laboratories.
8. Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, pawnshops subject to Part 4, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.
9. Service stations, truck stops, automated car wash meeting the performance standards and development criteria set forth in Part 4, auto laundry, mobile car detailing services, major automotive, truck and trailer, and bus repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians and animal hospital, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.
10. Commercial, recreational and entertainment facilities such as carnivals or circuses, theaters (including open-air theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges, water parks that are screened from adjacent parcels pursuant to Part 12, and similar uses.
11. Fruit, vegetable, poultry or fish markets.
12. All types of professional and business offices.
13. Hotels and motels.

14. Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.
15. Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
16. Boatyards.
17. Manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
18. Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
19. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
20. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
21. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
22. Private clubs.
23. Churches, including a rectory or similar use.
24. Personal property storage establishments, which shall be exempt from Part 4 requirements; provided, however, that if the facilities are lighted, lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property. Directional lighting fixtures designed to cast illumination downward and within the site shall be used rather than broad area illumination.
25. Outdoor covered or uncovered storage/parking of boats, RVs, automobiles, buses, trucks and trailers, and other similar items. Items shall be screened from abutting parcels as required in Section IV.A.4. of this PUD.
26. Schools, including vocational, trade and business schools.
27. Banks, including drive-thru tellers.
28. A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.

29. An establishment or facility which includes the retail sale of all alcoholic beverages including liquor, beer or wine for off-premises consumption.
30. The sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.
31. 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. Residential treatment facilities or emergency shelter.
2. Day labor pools.
3. Crematories.
4. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
5. Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.
6. Schools meeting the performance standards and development criteria set forth in Part 4.
7. An establishment or facility which includes the retail sale of all alcoholic beverages, not in conjunction with a restaurant, including liquor, beer or wine for on-premises consumption.
8. Manual car wash.
9. Indoor gun ranges 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 – Twenty (20) feet.
    - b. Side – Ten (10) feet.
    - c. Rear – Ten (10) feet.
    - d. These yards shall not apply to interior uses or parcels.
  4. Maximum height of structures:
    - a. Sixty (60) feet.
- B. Ingress, Egress and Circulation:
1. *Parking Requirements.* The minimum parking for the flex buildings conceptually depicted as buildings 1, 2, 3, and 4 shall have a minimum parking ratio of one (1) parking space per two thousand (2,000) square feet with a maximum parking ratio of six (6) spaces per one thousand (1,000) square feet plus ten percent (10%) of the maximum permitted spaces. Outdoor storage areas shall not require separate parking spaces. Notwithstanding, all uses may be parked according to Part 6 or the applicable ITE parking standard.
  2. *Vehicular Access.* Vehicular access to the Property shall be by way of Yellow Water Road, substantially as shown on the Site Plan.
  3. *Pedestrian Access.* As required by City regulations.
- C. Signs: Signs for this development shall be consistent with the requirements for the CCG-2 zoning district as set forth in Part 13 of the Zoning Code.
- D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code; provided, however, internal buffering, landscaping and screening between uses and/or parcels shall not be required. Vehicle use area interior landscaping, including landscape islands and associated trees, is not required in outdoor storage areas.
- 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.

## **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, enjoyment, wellness 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 1.1.9 - 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
5. 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.
  6. 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.
  7. 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.
  8. Policy 1.2.8 - Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance with the following provisions:

- a. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
- b. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
- c. Subdivision (non-residential and residential) where:
  - i. The collection system of a regional utility company is greater than  $\frac{1}{4}$  mile from the proposed subdivision.
  - ii. Each lot is a minimum of  $\frac{1}{2}$  acre unsubmerged property.
  - iii. Installation of dryline sewer systems shall be installed when programmed improvements

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.** This PUD does not permit residential uses.

**D. Internal compatibility.** The Site Plan attached as Exhibit E addresses access and circulation within the site. Access to the site is available from Yellow Water Road South. 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 Property abuts land located within the CGC land use category used for retail and gas filling.
- 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.** The proposed PUD provides parking at a minimum rate of one (1) space per two thousand (2,000) square feet.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.