

PUD WRITTEN DESCRIPTION

THE HOME DEPOT – JAX, FL (MANDARIN) PUD

9600 San Jose Boulevard

RE Parcel # 148976-0500

December 5, 2023

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses:

The Applicant proposes to rezone approximately 11.51 acres of property located at 9600 San Jose Boulevard (the “Property”) from its existing commercial zoning district of CCG-1 to a commercial PUD zoning district for development of a new Home Depot to serve the neighboring communities.

Situated on the western side of the intersection of San Jose Boulevard and Old St. Augustine Road (RE Parcel # 148976-0500) the Property is currently developed with a vacant commercial building and off-street parking facilities for a former tenant (Kmart) that ceased its business operations at the site in 2016. Commercial uses surround the Property on all sides, with parcels zoned both CCG-1 and CCG-2 to the south and north, CCG-1 to the west, and CCG-2 to the east.

The current development proposal calls for the demolition of the existing building (approximately 105,737 square feet) and the construction of a new Home Depot, consisting of a fully enclosed retail store of approximately 106,208 square feet, a retail garden center of approximately 25,225 square feet, and the outdoor display/storage of rental vehicles, trailers, merchandise, equipment and outdoor storage sheds as incidental to the commercial retail sales and service operations associated with the Home Depot retail store and garden center.

B. Project Name:

THE HOME DEPOT – JAX, FL (MANDARIN) PUD

C. Project Agent:

KJS Law, P.A.

D. Project Engineer:

Greenberg Farrow

- E. Project Developer:**
Home Depot U.S.A., Inc.
- F. Current Land Use Designation:**
CGC
- G. Current Zoning District:**
CCG-1
- H. Requested Zoning District:**
PUD
- I. Real Estate Number(s):**
148976-0500

II. QUANTITATIVE DATA

- A. Total Acreage:**
+/- 11.51 acres
- B. Total amount of non-residential floor area:**
133,123 square feet
- C. Total amount of land coverage of all buildings and structures:**
Impervious surface ratio will not exceed 80 percent of the Property's total acreage.

III. STATEMENTS

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

The PUD differs from the usual application of the Zoning Code in the following respects:

- The PUD binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; and
- The PUD provides for site-specific design standards and criteria; and
- The PUD permits a unique and creative approach to the planning and development of the Property; and
- The PUD limits the number of permitted uses (allowed by right) under the CCG-1 zoning district; and
- The PUD permits (by right) two uses which are otherwise permissible by

exception in the CCG-1 zoning district.

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.

The Property is privately owned and will remain so; as such, all areas will be maintained by the property owner and/or commercial tenant.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

In general, the permitted uses shall be the following uses (as identified and defined in the CCG-1 zoning district) to allow for the development and operation of the proposed Home Depot (as more fully depicted on the conceptual Site Plan accompanying this PUD application), as well as the parking and outdoor display/storage of rental vehicles, trailers, merchandise, equipment and outdoor storage sheds, all of which are incidental to the primary commercial retail sales and service operations associated with the Home Depot retail store and garden center.

A complete list of the permitted uses for the proposed PUD zoning district (as defined by the CCG-1 zoning district) is as follows:

1. Commercial retail sales and service establishments.
2. Parking and outdoor display/storage of rental vehicles, trailers, merchandise, equipment and outdoor storage sheds.
3. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
4. 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.
5. Hotels and motels.
6. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permit holder, adult arcade amusement centers operated by a licensed permit holder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.
7. Art galleries, museums, community centers, dance, art or music studios.
8. Vocational, trade or business schools and similar uses.
9. Day care centers or care centers meeting the performance standards and

development criteria set forth in Part 4.

10. Off-street commercial parking lot, including the parking and placement of vehicles, trailers, equipment, and outdoor storage sheds offered for rental or sale in conjunction with and incidental to the operation of a commercial retail sales and service establishment located onsite.
11. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
12. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
13. Retail plant nurseries including outside display.
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.
21. Permanent or restricted outside sales and service.
22. 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.
23. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
24. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
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.

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. Residential treatment facilities and emergency shelters.
3. Multi-family residential integrated with a permitted use.
4. Crematories.
5. Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
6. Auto laundry or manual car wash.
7. Pawn shops (limited to items permitted in the CCG-1 Zoning District and provided that no outside storage or display of products is allowed).
8. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
9. Retail sales of new or used automobiles by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
10. Blood donor stations, plasma centers and similar uses.
11. Private clubs.
12. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
13. Billiard parlors.
14. Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
15. Schools meeting the performance standards and development criteria set forth in Part 4.
16. Nightclubs.
17. Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed.
18. Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.
19. Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Uses and Structures:

Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.

V. DESIGN GUIDELINES

A. Lot Requirements:

- 1. Minimum lot area: None.
- 2. Minimum lot width: None.
- 3. Maximum lot coverage: None.
- 4. Minimum front yard: None.
- 5. Minimum side yard: None.
- 6. Minimum rear yard: 10 feet.
- 7. Maximum height of structures: 60 feet.

B. Ingress, Egress and Circulation:

1. Parking Requirements.

The site shall include a minimum of 380 parking spaces, inclusive of the required ADA-accessible spaces, as more fully depicted on the conceptual Site Plan accompanying this PUD application.

2. Vehicular Access.

- a. Vehicular access to the Property shall be by way of San Jose Boulevard (per the existing vehicular access driveways for the Property), as more fully depicted on the conceptual Site Plan accompanying this PUD application. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.
- b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

3. Pedestrian Access.

- a. Pedestrian access and on-site circulation shall be provided in accordance with conceptual Site Plan accompanying this PUD application.

C. Signs:

Signage shall be allowed in accordance with Part 13 of the Zoning Code; provided, however, signage rights for the existing street-frontage sign (located next to the southern driveway for the Property) shall be vested, and an additional street-frontage sign (not exceeding 300 square feet) shall be permitted next to the northern

driveway for the Property.

D. Landscaping

The Property shall be developed in accordance with Part 12 of the Zoning Code.

E. Recreation and Open Space:

Open space ratio will not exceed 20 percent of total parcel acreage for the Property.

F. Utilities

Water and sanitary sewer will be provided by JEA.

G. Wetlands

Wetlands will be permitted according to local, state, and federal requirements.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then-existing and proposed uses within the Property, and showing the general layout of the overall Property.

**VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT
CLASSIFICATION FOR THIS PROJECT**

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2045 Comprehensive Plan and Land Use Regulations and will be beneficial to the surrounding neighborhood and community, as follows:

- The PUD is more efficient than would be possible through strict application of the Zoning Code; and
- The PUD is compatible with surrounding land uses and will improve the characteristics of the surrounding area; and
- The PUD will promote the purposes of the City of Jacksonville 2045 Comprehensive Plan.