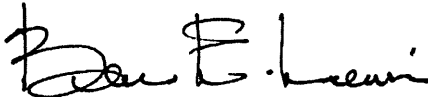


Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:	8-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
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

REVISED WRITTEN DESCRIPTION

3434 Atlantic Blvd PUD
RE# 145888-0010 & 145888-0040
May 4, 2022

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 3.33 acres of property from CO and CRO to PUD. The parcel is located on the south side of Atlantic Boulevard.

The subject property is currently owned by the Rene Uriel Pulido Revocable Living Trust and Trust No. 3434 Atlantic Boulevard, and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of PBF/CO and RPI/CRO. Surrounding uses include: PBF/PBF-2 to the north (church); CGC-CCG-2 to the south across Luce Street (office); RPI/CRO to the east (vacant wetlands); and RPI/CRO to the west across Linden Avenue (retail/residential). The subject parcel is the subject of a companion Future Land Use Map Amendment from RPI and PBF to CGC.

Project Name: 3434 Atlantic Blvd PUD

Project Architect/Planner: William E. Tully, III, Inc.

Project Engineer: William E. Tully, III, Inc.

Project Developer: Rene U. Pulido

II. QUANTITATIVE DATA

Total Acreage: 3.33 acres

Total number of dwelling units: N/A

Total amount of non-residential floor area: 12,996 s.f.

Total amount of recreation area: N/A

Total amount of open space: N/A

Total amount of public/private rights of way (parking):

Total amount of land coverage of all buildings and structures: 12,966 s.f.

Phase schedule of construction (include initiation dates and completion dates)

Single phase construction completed in two years

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Commercial retail sales and service establishments.
2. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
3. 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.
4. Hotels and motels.
5. 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 permitholder, adult arcade amusement centers operated by a licensed permitholder, 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.
6. Art galleries, museums, community centers, dance, art or music studios.
7. Vocational, trade or business schools and similar uses.
8. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
9. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
10. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
11. 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.
12. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
13. Express or parcel delivery offices and similar uses (but not freight or truck terminals).
14. Personal property storage establishments meeting the performance development criteria set forth in Part 4.
15. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

16. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
17. Churches, including a rectory or similar use.
18. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.

B. Permitted Accessory Uses and Structures:

See §646.403

C. Permissible Uses by Exception.

1. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
2. Residential treatment facilities and emergency shelters.
3. Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
4. Auto laundry or manual car wash.
5. Blood donor stations, plasma centers and similar uses.
6. Private clubs.
7. Billiard parlors.
8. Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
9. Schools meeting the performance standards and development criteria set forth in Part 4.
10. Nightclubs.
11. Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed.
12. Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.

IV. STATEMENTS

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

The PUD limits uses from usual Zoning Code application of CGC land use.

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.

All areas will be maintained by the owner.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area:* None, except as required by Code for certain uses
- (2) *Minimum lot width:* None
- (3) *Maximum lot coverage:* None, except as required by Code for certain uses
- (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 parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code, providing more parking than required.
- (2) *Vehicular Access.*
 - a. Vehicular access to the Property shall be by way of Atlantic Boulevard and Luce Street, as shown on the site plan.
- (3) *Pedestrian Access.*
 - a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs.

- (1) One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.
- (2) Wall signs are permitted

(3) One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

(4) In lieu of the street frontage sign permitted in subsection (i) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed 100 square feet, or 35 percent of the allowable square footage of the street frontage sign permitted in subsection (i) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in subsection (h)(1), below. Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag pole.

D. Landscaping:

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

E. Recreation and Open Space:

N/A.

G. Wetlands

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

VI. DEVELOPMENT PLAN APPROVAL

Development Plan approval shall be per Zoning Code.

VII. 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.

A. Is more limited than would be possible through strict application of the Zoning Code for the CGC land use;

B. Is compatible with surrounding land use and is buffered by wetlands from residential uses;

C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

EXHIBIT F

PUD Name: 3434 Atlantic Blvd PUD

**Land Use Table
May 4, 2022**

Total gross acreage	3.33 acres	100%
Single family	0	
Total number of dwelling units	0	
Multiple family	0	
Total number of dwelling units	0	
Commercial	3.33	100%
Industrial	0	
Other land use	0	
Active recreation and/or open space	N/A	
Passive open space	N/A	
Public and private right-of-way	N/A	
Maximum coverage of buildings and structures	12,996 s.f	

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2022-310 TO
PLANNED UNIT DEVELOPMENT

MAY 19, 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 **2022-310** to Planned Unit Development.

Location: 3434 Atlantic Boulevard between Linden Avenue and Mayfair Road

Real Estate Number(s): 145888-0010, 145888-0040

Current Zoning District(s): Commercial Office (CO)
Commercial Residential Office (CRO)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Residential Professional Institutional (RPI)
Public Buildings and Facilities (PBF)

Proposed Land Use Category: Community General Commercial (CGC)

Planning District: Southeast, District 3

Applicant/Agent: Paul M. Harden, Esq.
1431 Riverplace Boulevard, Suite 901
Jacksonville Florida 32207

Owner: Rene U. Pulido
Rene Uriel Pulido Revocable Living Trust
2570 Atlantic Boulevard
Jacksonville Florida 32207

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2022-310 seeks to rezone approximately 3.33 acres of land from CO and CRO to PUD. The rezoning to PUD is being sought to allow the majority of

permitted uses and permissible uses by exception in the CCG-1 Zoning District, while removing pawn shops, dancing entertainment establishments and similar uses.

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 Planning and Development Department finds that the subject property is located in the Residential Professional Institutional (RPI) and Public Buildings and Facilities (PBF) functional land use categories as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series L-5692-21C (Ordinance 2022-309) that seeks to amend the portion of the site that is within the Residential Professional Institutional (RPI) and Public Buildings and Facilities (PBF) land use category to Community General Commercial (CGC). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5692-21C be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

Yes. This 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 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial, and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

Policy 1.2.9 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. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the

Sanitary Sewer Sub-Element.

Objective 3.2 Continue to 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.

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, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) 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 for rezoning to Planned Unit Development district:

(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): Residential Professional Institutional (RPI) and Public Buildings and Facilities (PBF). There is a companion Application for Small Scale Land Use Amendment to the Future Land use Map Series L-5692-21C (Ordinance 2022-309) that seeks to amend the portion of land that is within the Residential Professional Institutional (RPI) and Public Buildings and Facilities (PBF) land use categories to 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

This proposed Planned Unit Development intends to utilize lands for [DESCRIPTION OF PROPOSAL]. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land

Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(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 subject property has little frontage on either Atlantic Boulevard or Luce Street. The building is oriented to the parking area. The street scape will be similar to other developments in the area.
- The use of topography, physical environment and other natural features: The site plan shows the building and parking being constructed outside the wetlands and Coastal High Hazard area (CHHA).
- Traffic and pedestrian circulation patterns: The proposed development has access to both Atlantic Boulevard and Luce Street. This will allow customers alternative routes to and from the proposed development.
- Compatible relationship between land uses in a mixed use project: The proposed uses are consistent with the uses found in the CCG-1 Zoning District. Staff feels the uses will not create any adverse impacts to the other uses.
- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: Approximately 1.5 acres of the 3.33 acre subject site is located within AE Flood Zone and an additional 0.17 of an acre is with in the 0.2 PCT Annual Chance Flood Hazard (Flood Zone X). Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year. The AE flood zone is defined as an area within the 100-year floodplain or SFHA where flood insurance is mandatory. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance. The 0.2 PCT Annual Chance Flood Hazard are areas within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards. According to the PUD site plan, development is clustered away from flood zones.

Approximately 0.55 of an acre of the subject site is located within a Coastal High Hazard Area (CHHA), as defined by Sections 163.3178(2)(h) and 163.3164(1), Florida Statutes. No development in the PUD site plan is proposed on the portion of the subject site that is

located within the CHHA. **However, Staff recommends the proposed PUD should be conditioned to not allow development in the CHHA.**

(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 type, number and location of surrounding external uses: The subject property is in the St. Nicholas area, which contains a wide variety of use including, single family and multi-family residential, churches, restaurants, car washes and commercial uses and service establishments. The PUD is proposing similar type of uses.
- 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	PBF	PBF-2	Church
South	CGC	CCG-2	Baptist Health Data Center
East	RPI	CRO	Miller Creek, multifamily dwellings
West	PBF	CO	JFRD #12, undeveloped

(6) Intensity of Development

The proposed development is consistent with the Community General Commercial (CGC) functional land use category with commercial and service establishment uses. The PUD is appropriate at this location because it will provide similar types of uses that are already existing in the area.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Atlantic Boulevard controlled by FDOT and is operating at 45% capacity. There is sufficient capacity to accommodate the proposed development.

(7) Usable open spaces plazas, recreation areas.

The commercial project is not required to provide an active recreation area.

(8) Impact on wetlands

Review of City data indicates the existence of 1.13 acres of Category I and II wetlands on the eastern portion of the subject site. The wetland has an extremely high functional value for water filtration attenuation and flood water capacity, is located within the 100 year flood zone, and has a direct impact on the City's waterways. In addition a portion of the wetlands is a salt marsh which

has an extremely high functional value due to its water filtration attenuation of coastal waters and reduction of storm surge in coastal high hazard areas during cataclysmic coastal storms. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.”

(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 site will be developed in accordance 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 May 6, 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 **2022-310** be **APPROVED with the following exhibits:**

1. The original legal description dated February 23, 2022.
2. The original written description dated March 10, 2022.
3. The original site plan dated January 4, 2022.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-310** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

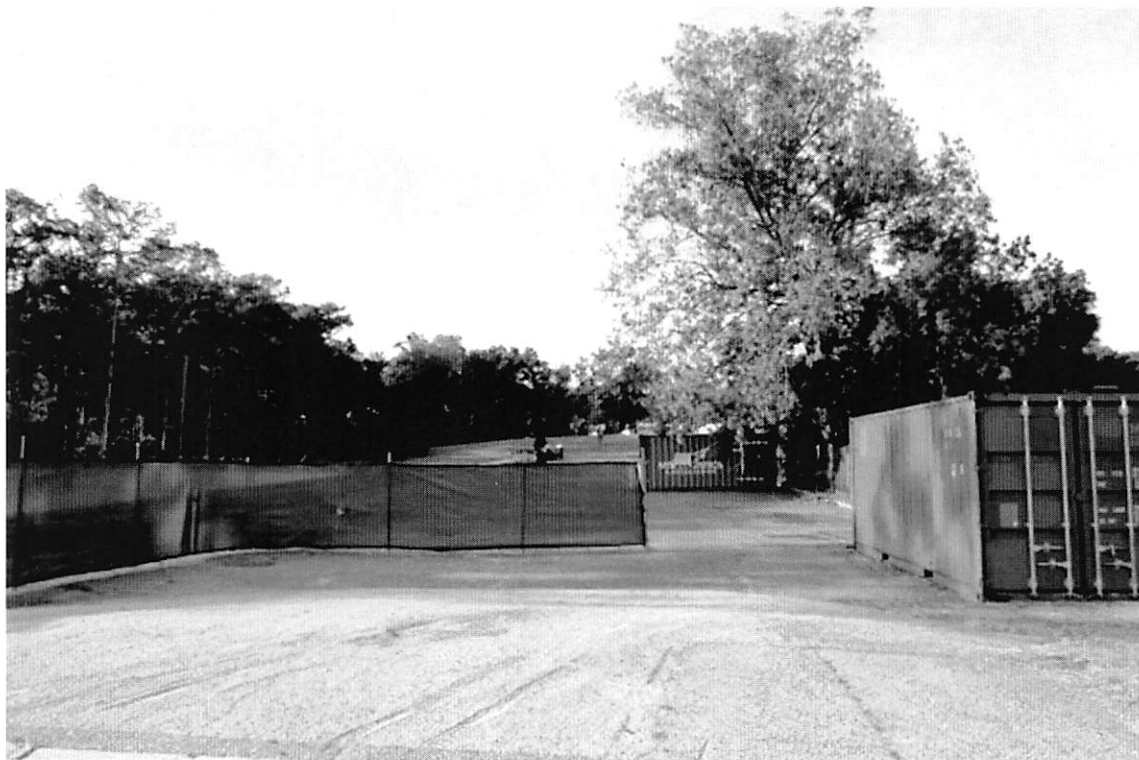
1. No development shall occur in the Coastal High Hazard Area (CHHA).
2. The development is subject to the Transportation Planning Division Memorandum dated May 10, 2022 or as otherwise approved by the Planning and Development Department.



View of subject property on Linden Ave



Residential dwellings on Linden Ave across from subject property



View from Atlantic Blvd



Adjacent JFRD station on Atlantic Blvd



Aerial view of subject property



<p>REQUEST SOUGHT:</p> <p>FROM: CO & CRO</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>0 80 160 320 Feet</p> <p>COUNCIL DISTRICT: 5</p>
<p>ORDINANCE NUMBER ORD-2022-0310</p>	<p>TRACKING NUMBER T-2022-4157</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>



ONE CITY. ONE
JACKSONVILLE.

City of Jacksonville, Florida

Lenny Curry, Mayor

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

TRANSPORTATION REVIEW

DATE: May 10, 2022

TO: Bruce Lewis, City Planner Supervisor
Current Planning Division

FROM: Chris Schoenig, City Planner III
Transportation Planning Division

SUBJECT: Transportation Review: PUD 2022-0310

Background Information:

The subject site is approximately 3.33 acres and is accessible from Atlantic Boulevard (SR 10), a major arterial facility. The subject site is also accessible from Linden Avenue and Luce Street, both local facilities. Atlantic Boulevard is currently operating at 45.45% of capacity. This segment of Atlantic Boulevard has a maximum daily capacity of 59,900 vehicles per day (vpd) and average daily traffic of 27,223 vpd.

This PUD is a companion to pending small-scale land use application L-5692-22C (2022-0309). Per the preliminary site plan provided, the applicant indicates a 12,150 square foot restaurant (ITE Code 220), which could produce 742 daily vehicular trips.

Transportation Planning Division comments to be included in staff report:

This development is subject to mobility fee review. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code. All comments or conditions made by Transportation Planning Division or Traffic Engineering Division are to be included in the staff report unless otherwise waived in writing by the Chief of Transportation Planning Division or waived by Planning Commission, LUZ Committee, or City Council.

Transportation Planning Division CONDITIONS the following:

Per conditions set forth in the supplemental memorandum provided and dated 05/10/2022.



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City of Jacksonville, Florida

Lenny Curry, Mayor

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

MEMORANDUM

DATE: May 10, 2022

TO: Bruce Lewis, City Planner Supervisor
Current Planning Division

FROM: Chris Schoenig, City Planner III
Transportation Planning Division

SUBJECT: Transportation Memorandum 2022-0310

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

- Atlantic Blvd is an FDOT right of way. Permitting for access to Atlantic Blvd shall be through FDOT.
- Provide ADA compliant sidewalk on the frontage of Luce Street and Linden Ave.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0310 **Staff Sign-Off/Date** BEL / 04/08/2022
Filing Date 04/08/2022 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 05/24/2022 **Planning Commission** 05/19/2022
Land Use & Zoning 06/07/2022 **2nd City Council** 06/14/2022
Neighborhood Association ST. NICHOLAS PRESERVATION SOCIETY
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 4157 **Application Status** FILED COMPLETE
Date Started 03/10/2022 **Date Submitted** 03/10/2022

General Information On Applicant

Last Name HARDEN **First Name** PAUL **Middle Name** M.
Company Name
LAW OFFICE OF PAUL M. HARDEN
Mailing Address
1431 RIVERPLACE BLVD, SUITE 901
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043965731 **Fax** **Email** PAUL_HARDEN@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name PULIDO **First Name** RENE **Middle Name** U
Company/Trust Name
RENE URIEL PULIDO REVOCABLE LIVING TRUST
Mailing Address
2570 ATLANTIC BLVD
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone **Fax** **Email**

Last Name MOSS **First Name** MARK **Middle Name** F
Company/Trust Name
TRUST NO. 3434 ATLANTIC BOULEVARD
Mailing Address
2570 ATLANTIC BLVD
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 145888 0010	5	3	CO,CRO	PUD
Map 145888 0040	5	3	CRO	PUD

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

Existing Land Use Category

Land Use Category Proposed?

If Yes, State Land Use Application #

5692

Total Land Area (Nearest 1/100th of an Acre) 3.33

Development Number

Proposed PUD Name 3434 ATLANTIC BLVD PUD

Justification For Rezoning Application

SEE EXHIBIT D - WRITTEN DESCRIPTION

Location Of Property

General Location

ON THE SOUTH SIDE OF ATLANTIC BLVD, EAST OF SPRING PARK RD

House #	Street Name, Type and Direction	Zip Code
0	LUCE ST	32207

Between Streets

SPRING PARK RD and HART EXPY

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

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 | |
| 3.33 Acres @ \$10.00 /acre: | \$40.00 |
| 3) Plus Notification Costs Per Addressee | |
| 30 Notifications @ \$7.00 /each: | \$210.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,519.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

Legal Description

February 23, 2022

A PORTION OF BLOCK 7 AND BLOCK 9 AND A PORTION OF GAY AVENUE (CLOSED BY ORDINANCE D.D.-333), AS SHOWN ON THE PLAT OF SCHUMACHER & HAYDEN'S SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALL LYING IN AND BEING A PORTION OF THE BAGLEY GRANT, SECTION 53, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF LINDEN AVENUE (50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE RUN NORTH 83°03'00" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD, A DISTANCE OF 150.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 83°03'00" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD, A DISTANCE OF 300.82 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MARLTON AVENUE (AS CLOSED BY ORDINANCE D.D. 258); THENCE SOUTH 11°18'50" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF MARLTON AVENUE, A DISTANCE OF 413.65 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF LUCE STREET (A 50 FOOT RIGHT-OF-WAY); THENCE SOUTH 78°17'43" WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF LUCE STREET, A DISTANCE OF 450.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF LINDEN AVENUE (A 50 FOOT RIGHT-OF-WAY); THENCE NORTH 11°18'23" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LINDEN AVENUE, A DISTANCE OF 51.98 FEET; THENCE DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF LINDEN AVENUE ON A BEARING OF NORTH 78°17'43" EAST, A DISTANCE OF 40.70 FEET; THENCE NORTH 11°18'23" WEST, A DISTANCE OF 48.02 FEET; THENCE NORTH 78°17'43" EAST, A DISTANCE OF 65.30 FEET; THENCE NORTH 11°18'43" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 78°17'43" EAST, 46.99 FEET; THENCE NORTH 11°18'43" WEST, A DISTANCE OF 238.59 FEET TO THE POINT OF BEGINNING.

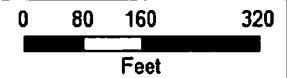
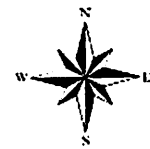
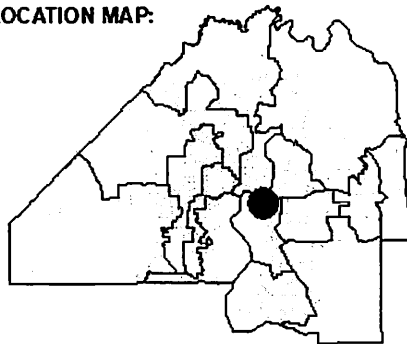


REQUEST SOUGHT:

FROM: CO & CRO

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

5

TRACKING NUMBER

T-2022-4157

**EXHIBIT 2
PAGE 1 OF 1**

WRITTEN DESCRIPTION

3434 Atlantic Blvd PUD
RE# 145888-0010 & 145888-0040
March 10, 2022

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 3.33 acres of property from CO and CRO to PUD. The parcel is located on the south side of Atlantic Boulevard.

The subject property is currently owned by the Rene Uriel Pulido Revocable Living Trust and Trust No. 3434 Atlantic Boulevard, and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of PBF/CO and RPI/CRO. Surrounding uses include: PBF/PBF-2 to the north (church); CGC-CCG-2 to the south across Luce Street (office); RPI/CRO to the east (vacant wetlands); and RPI/CRO to the west across Linden Avenue (retail/residential). The subject parcel is the subject of a companion Future Land Use Map Amendment from RPI and PBF to CGC.

Project Name: 3434 Atlantic Blvd PUD

Project Architect/Planner: William E. Tully, III, Inc.

Project Engineer: William E. Tully, III, Inc.

Project Developer: Rene U. Pulido

II. QUANTITATIVE DATA

Total Acreage: 3.33 acres

Total number of dwelling units: N/A

Total amount of non-residential floor area: 145,267 s.f.

Total amount of recreation area: N/A

Total amount of open space: N/A

Total amount of public/private rights of way (parking):

Total amount of land coverage of all buildings and structures: 145,267 s.f.

Phase schedule of construction (include initiation dates and completion dates)

Single phase construction completed in two years

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Commercial retail sales and service establishments.
2. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
3. 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.
4. Hotels and motels.
5. 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 permitholder, adult arcade amusement centers operated by a licensed permitholder, 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.
6. Art galleries, museums, community centers, dance, art or music studios.
7. Vocational, trade or business schools and similar uses.
8. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
9. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
10. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
11. 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.
12. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.
13. Express or parcel delivery offices and similar uses (but not freight or truck terminals).
14. Personal property storage establishments meeting the performance development criteria set forth in Part 4.
15. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

16. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
17. Churches, including a rectory or similar use.
18. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.

B. Permitted Accessory Uses and Structures:

See §646.403

C. Permissible Uses by Exception.

1. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
2. Residential treatment facilities and emergency shelters.
3. Service garages for minor or major repairs by a franchised motor vehicle dealer as defined in F.S. § 320.27(1)(c)1.
4. Auto laundry or manual car wash.
5. Blood donor stations, plasma centers and similar uses.
6. Private clubs.
7. Billiard parlors.
8. Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
9. Schools meeting the performance standards and development criteria set forth in Part 4.
10. Nightclubs.
11. Service garages for minor repairs, provided that all work is conducted indoors and no outside storage or display is allowed.
12. Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.

IV. STATEMENTS

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

The PUD limits uses from usual Zoning Code application of CGC land use.

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.

All areas will be maintained by the owner.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area:* None, except as required by Code for certain uses
- (2) *Minimum lot width:* None
- (3) *Maximum lot coverage:* None, except as required by Code for certain uses
- (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 parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code, providing more parking than required.
- (2) *Vehicular Access.*
 - a. Vehicular access to the Property shall be by way of Atlantic Boulevard and Luce Street, as shown on the site plan.
- (3) *Pedestrian Access.*
 - a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs.

- (1) One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.
- (2) Wall signs are permitted

(3) One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

(4) In lieu of the street frontage sign permitted in subsection (i) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed 100 square feet, or 35 percent of the allowable square footage of the street frontage sign permitted in subsection (i) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in subsection (h)(1), below. Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag pole.

D. Landscaping:

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

E. Recreation and Open Space:

N/A.

G. Wetlands

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

VI. DEVELOPMENT PLAN APPROVAL

Development Plan approval shall be per Zoning Code.

VII. 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.

A. Is more limited than would be possible through strict application of the Zoning Code for the CGC land use;

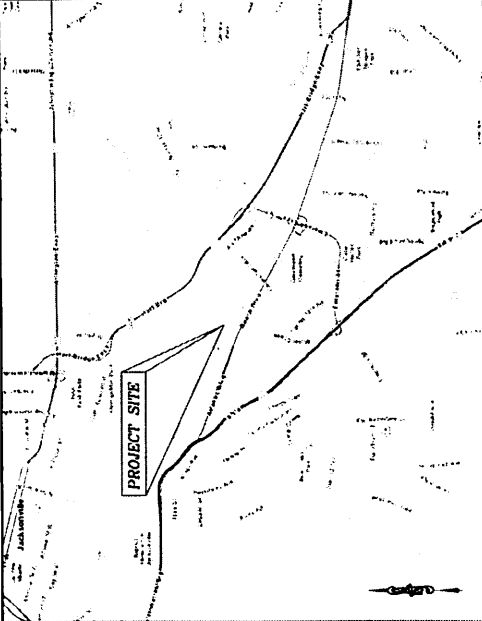
B. Is compatible with surrounding land use and is buffered by wetlands from residential uses;

C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

Date	1/4/22
Scale	1" = 30'
Drawn	DMP
Checked by	WET
App.	21-005
Sheet	PSP

WILLIAM E. (ED) TULLY III, INC.
 Consulting Civil Engineer, FL Reg. P.E. # 36191
 10625 Quail Ridge Drive - Ponte Vedra, FL 32081
 Certificate of Authorization # 4576
 (904) 824-6371, Fax: (904) 824-9305

3434 ATLANTIC BLVD
 JACKSONVILLE, FL
 PRELIMINARY SKETCH PLAN



VICINITY MAP
NTS

PROPOSED SITE STATISTICS

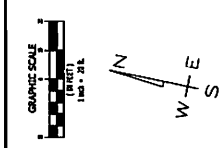
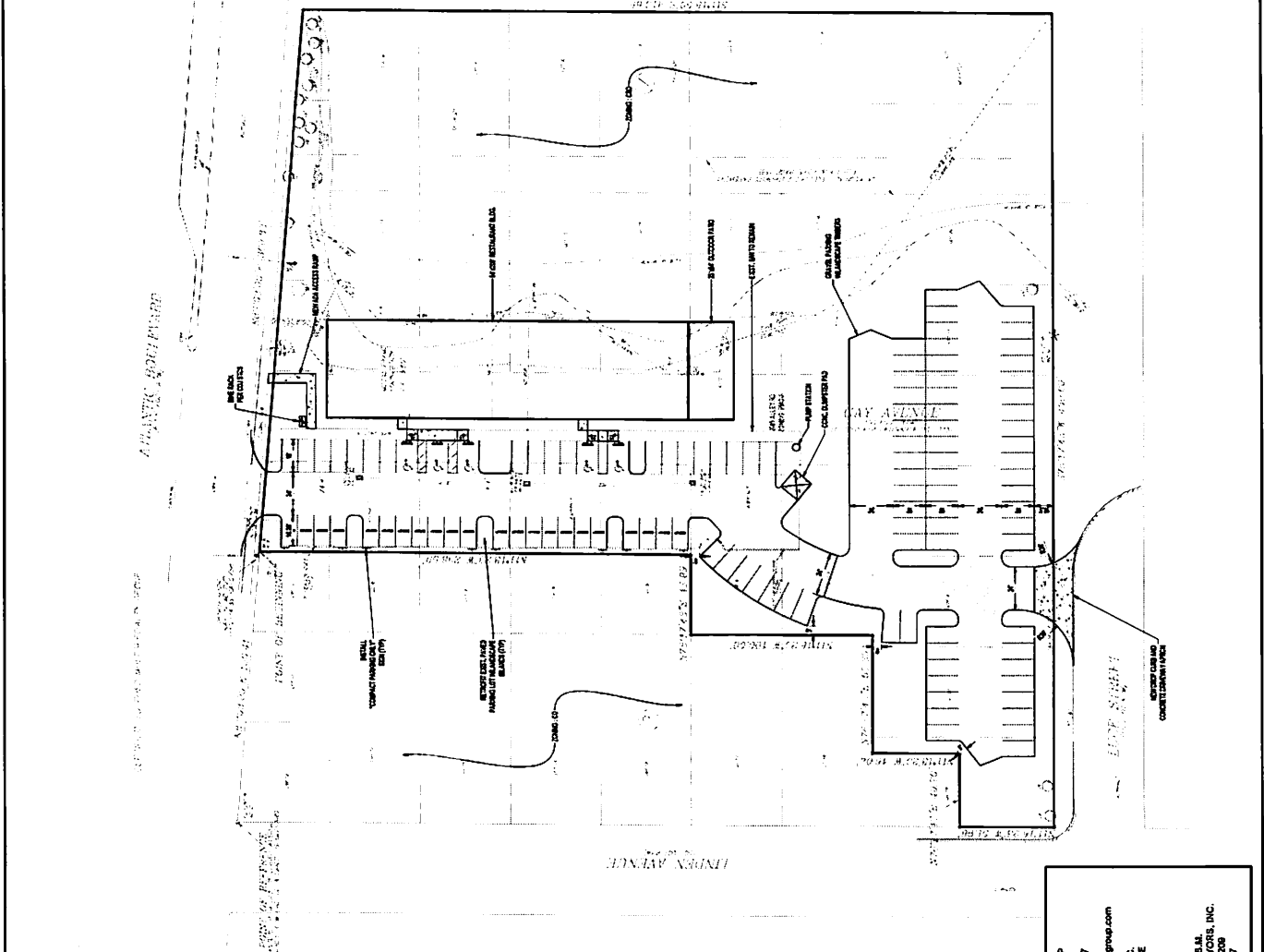
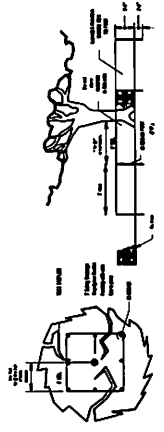
NUMBER OF LOTS	AREA (ACRES)	PERCENT OF SITE
14 LOTS	13.34	100%
RESERVED AREA	0.23	1.7%
PARKING AREA	17.08	128%
CONCRETE AREA	2.08	15.6%
GRAVEL AREA	2.20	16.5%
PAVED RETENTION AREA	0.00	0.0%
TOTAL IMPROVED AREA	21.59	161%
TOTAL SITE AREA	82.373	616%

PARKING CALCULATIONS

Maximum Required: 14 SPACES
 Plus 10% Overflow: 1.4 SPACES
 Minimum Required: 15 SPACES
 Total Spaces: 15 SPACES

Minimum Required: 14 SPACES (ALL SPACES) FROM: 14 SPACES
 Plus 10% Overflow: 1.4 SPACES
 Minimum Required: 15 SPACES (ALL SPACES)

NET AREA: 13.34 ACRES
 TOTAL: 13.34 ACRES (100%)



January 4, 2022
 Exhibit 4
 Page 1 of 1

OWNER: DR. RENE PADDO GROUP
 3434 ATLANTIC BLVD
 JACKSONVILLE, FL 32207
 (904) 659-3484
 paddo@renerenepaddockgroup.com

ENGINEER: WILLIAM E. TULLY III, INC.
 10625 QUAIL RIDGE DRIVE
 PONTE VEDRA, FL 32081
 (904) 844-6070
 eddy@wtully.com

SURVEYOR: GLEN BROADSTREET, P.S.M.
 TRISTATE LAND SURVEYORS, INC.
 10625 QUAIL RIDGE DRIVE
 JACKSONVILLE, FL 32207
 (904) 890-2935

EXHIBIT F

PUD name

3434 Atlantic Blvd

Total Gross Acreage	3.33 acres	100.00 %
Amount of each different land use by acreage		
Single family	0.00 Acres	0.00 %
Total number of units	0 D.U.	
Multiple family	0.00 Acres	0.00 %
Total number of units	0 D.U.	
Commercial	1.45 Acres	43.54 %
Industrial	0.00 Acres	0.00 %
Other land use	0.00 Acres	0.00 %
Active recreation and/or open space	0.00 Acres	0.00 %
Passive open space, wetlands or ponds	1.52 Acres	45.65 %
Public and/or private right-of-way	0.00 Acres	0.00 %
Maximum coverage of non-residential buildings or structures	0.00 Sq. ft.	0 %