

1. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c.") when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. The maximum light pole height in all parking areas should not exceed thirty feet (30'- 0"). An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners. The agent presented a revised site plan that was developed in conjunction with the District Councilperson.

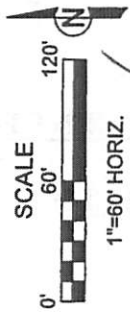
Planning Commission Vote:	6-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Aye
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



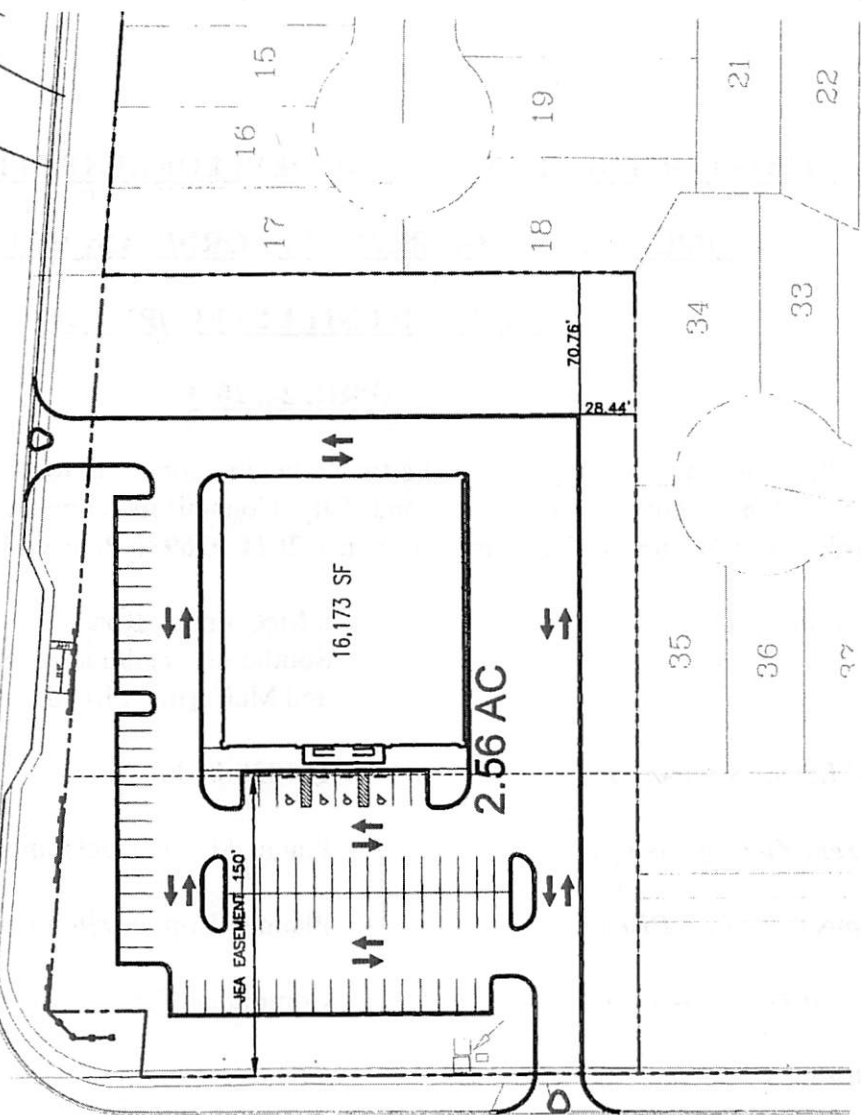
Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net



MCCORMICK ROAD
(A VARIABLE WIDTH R/W)

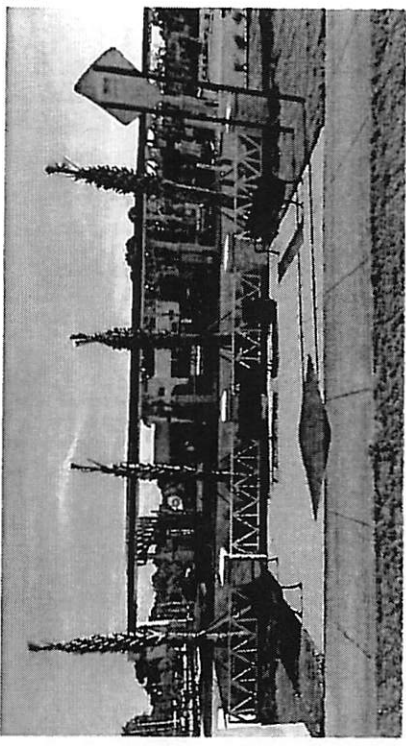
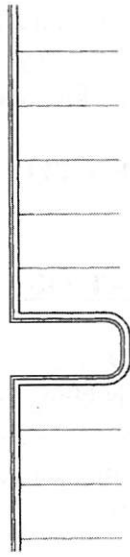
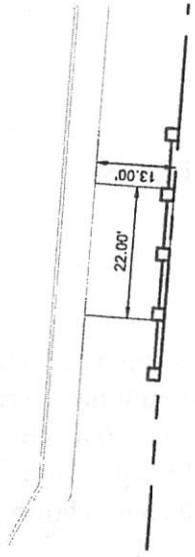
4/22/21

CORNER R/W TAKING PARCEL 312 O/F 10089-1865



046

KERNAN BOULEVARD
(A VARIABLE WIDTH R/W)



REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2021-0169 TO

PLANNED UNIT DEVELOPMENT

APRIL 22, 2021

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 2021-0169 to Planned Unit Development.

Location: 0 McCormick Road
Southeast quadrant of Kernan Boulevard North
and McCormick Road

Real Estate Number(s): 161020-0800

Current Zoning District: Planned Unit Development (PUD-2015-0208)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Greater Arlington/Beaches, District 2

Applicant/Agent: Michael Herzberg
12483 Aladdin Road
Jacksonville, Florida 32223

Owner: Wonderwood Land Trust
1 Sleiman Parkway
Jacksonville, Florida 32216

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development 2021-0169 seeks to rezone approximately 2.56 acres of land from PUD to PUD. The rezoning to PUD is being sought to eliminate certain uses from the existing PUD such as Filling Stations, Car Washes, and any uses that are open 24 hours, as well as increasing the current allowed commercial square footage from 7,000 to 17,000. Additionally, all uses within the PUD will be limited to 12 open business hours per day.

The Existing PUD (2015-0208) has three conditions, they are as followed:

1. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c.") when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. The maximum light pole height in all parking areas should not exceed thirty feet (30'- 0"). An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.
2. The developer shall mount light fixtures on canopies so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy.
3. The development shall comply with Chapter 656 Zoning Code, Part 12 Landscape and Tree Protection Regulations

Staff has reviewed the previous conditions and does not see conditions 2 & 3 as warranted with the new PUD that does not allow for Filling Stations and the proposed written description requires the site to follow Part 6 and Part 12 requirements. Condition 1 does stil apply as it will help protect the residential properties in the rear of the parcel from any excessive light pollution from the proposed site design.

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.

(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The subject site is located in the southeast quadrant of the intersection of McCormick Road, a principal roadway, and Kernan Boulevard North, a minor arterial road.

The original PUD (2015-208-E) allowed for the following uses including a gas station and convenience store with a car wash. The applicant is proposing a new PUD to allow for other commercial uses and to remove the use of a gas station and convenience store. The proposed uses are consistent with the CGC land use category.

(2) Does the proposed rezoning further the goals, objectives and policies of the 2030

Comprehensive Plan?

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

(3) 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

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) functional land use category 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. The CGC functional land use category permits a wide range of commercial uses as the applicant is seeking to permit with the PUD. The proposed PUD proposes a maximum commercial square footage area of 17,000 square feet and will have full urban services available to the site. 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. 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:

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.

The proposed rezoning is located on a parcel at the intersection of the Major Arterial Roadway of McCormick Road and the Minor Arterial Roadway of Kernan Boulevard. The subject site is the only commercial property in the immediate area and will serve the surrounding residential uses. The proposed PUD will put further limitations on the allowed commercial uses which will help ensure less overall impact on the residential area.

Policy 3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

The existing commercial site is vacant today and the approval of the PUD would allow for infill development to occur on the vacant site.

(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 a commercial development. 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 with specific reference to the following:

The use of existing and proposed landscaping: The proposed PUD will meet or exceed all requirements of Part 6 and Part 12 for Landscaping.

The treatment of pedestrian ways: There are existing sidewalks on Kernan Blvd and McCormick Blvd. The proposed development is required to provide an ADA pedestrian connection from the sidewalk to the building.

The use of topography, physical environment and other natural features: There are no significant variations in topography or natural features on the site.

Traffic and pedestrian circulation patterns: The PUD will have one access point on Kernan Blvd and one access point on McCormick Road. Both driveways will be right in and right out.

The use and variety of building sizes and architectural styles: The applicant has not provided any information on the architectural style.

(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 proposed development is located in an area where residential and institutional uses dominate along the McCormick Road corridor. Commercial development at this location will provide for the daily needs of residents who live in the immediate area.

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	LDR	RLD-70	Single Family Dwellings
	PBF	PBF-1	JEA electrical sub-station
South	LDR	PUD (2017-0045)	Single Family Dwellings
East	LDR	PUD (2017-0045)	Single Family Dwellings
West	MDR	PUD (88-580)	Undeveloped, retention pond, wetlands

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:

The subject site is located within the boundaries of the Wonderwood Connector Corridor Land Use and Zoning Study (2002). At the time of the study, the subject property was an out parcel not included in the Celebration Baptist Church parcel that surrounds the subject site being identified as a "critical site." Reviewed by age, condition, and intensity of uses, the parcels identified as critical sites were seen as potential future challenges or opportunities. The site was deemed appropriate for residential development in the study. However, the study did not acknowledge the existence of the 150 foot wide transmission line easement which covers 0.94 acres of the western portion of the subject property and thereby negatively impacts the site's viability for residential development. According to the study, the site is developable for non-residential uses if developed under a secondary zoning district. Given the mostly developed character of the neighborhood, retail use would not set a precedent for future commercial development along the corridor as this site is unique and encumbered by severe developmental restrictions.

Since the time the corridor study was adopted, the land use category of the subject site has changed. The subject site was designated as Rural Residential at the time of the study and presently is designated as Community/General Commercial, pursuant to Ordinance 2015-207-E. According to the study, no exclusively retail uses are recommended for this site. Retail uses would not benefit the neighborhood because as discussed in the "Future Land Uses", they are not needed and would negatively impact the residential character of the corridor. The proposed PUD provides characteristics that allow the commercial parcel to become part of the neighborhood providing a potential use that adequately serves the daily needs of the neighborhoods and maintain traffic free flowing with a high degree of mobility. This unique

development encompasses pedestrian paths, bike lanes and mass transit. Although it is not consistent with the original intent of the study, the proposed site has the opportunity to be developed and capitalize on its unique character while also protecting the flow of traffic in the area.

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category as a commercial use. The PUD is appropriate at this location because it will support the existing residential uses in the area, and is located at an intersection of two functional highway classified roadways.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The memo from FDOT indicates there is sufficient capacity on McCormick Road

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space. No recreation area is required.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site. However, 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.

Upon visual inspection of the subject property on April 6, 2021, 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 2021-0169 be **APPROVED** with the following exhibits:

1. The original legal description dated February 23, 2021.
2. The original written description dated February 18, 2021.
3. The original site plan dated February 18, 2021.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2021-0169 be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

1. All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles ("f.c.") when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED. The maximum light pole height in all parking areas should not exceed thirty feet (30'- 0"). An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.



Aerial View

Source: JaxGIS
Date: April 9, 2021



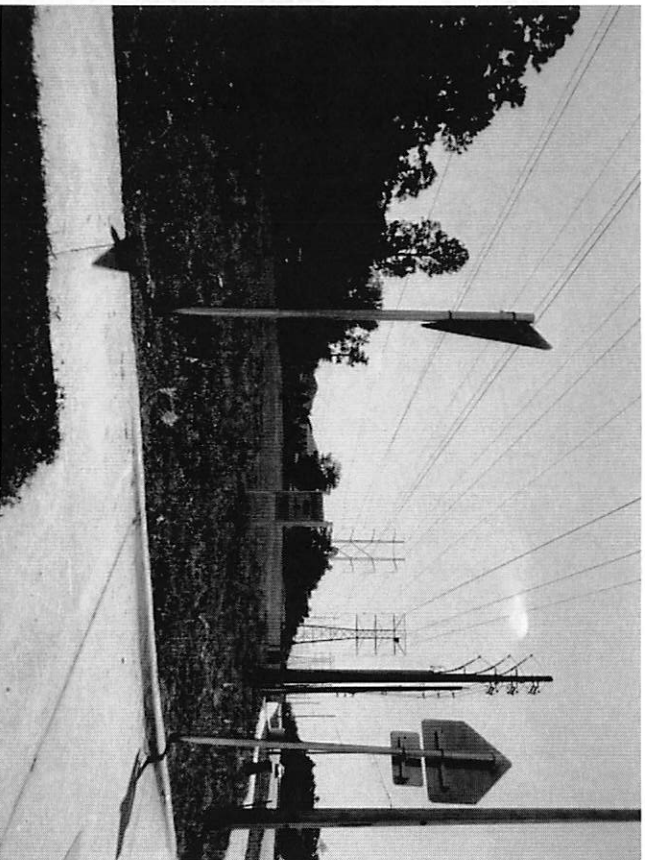
View of the Subject Site from Kernan Boulevard

Source: Planning and Development Department
Date: April 6, 2021



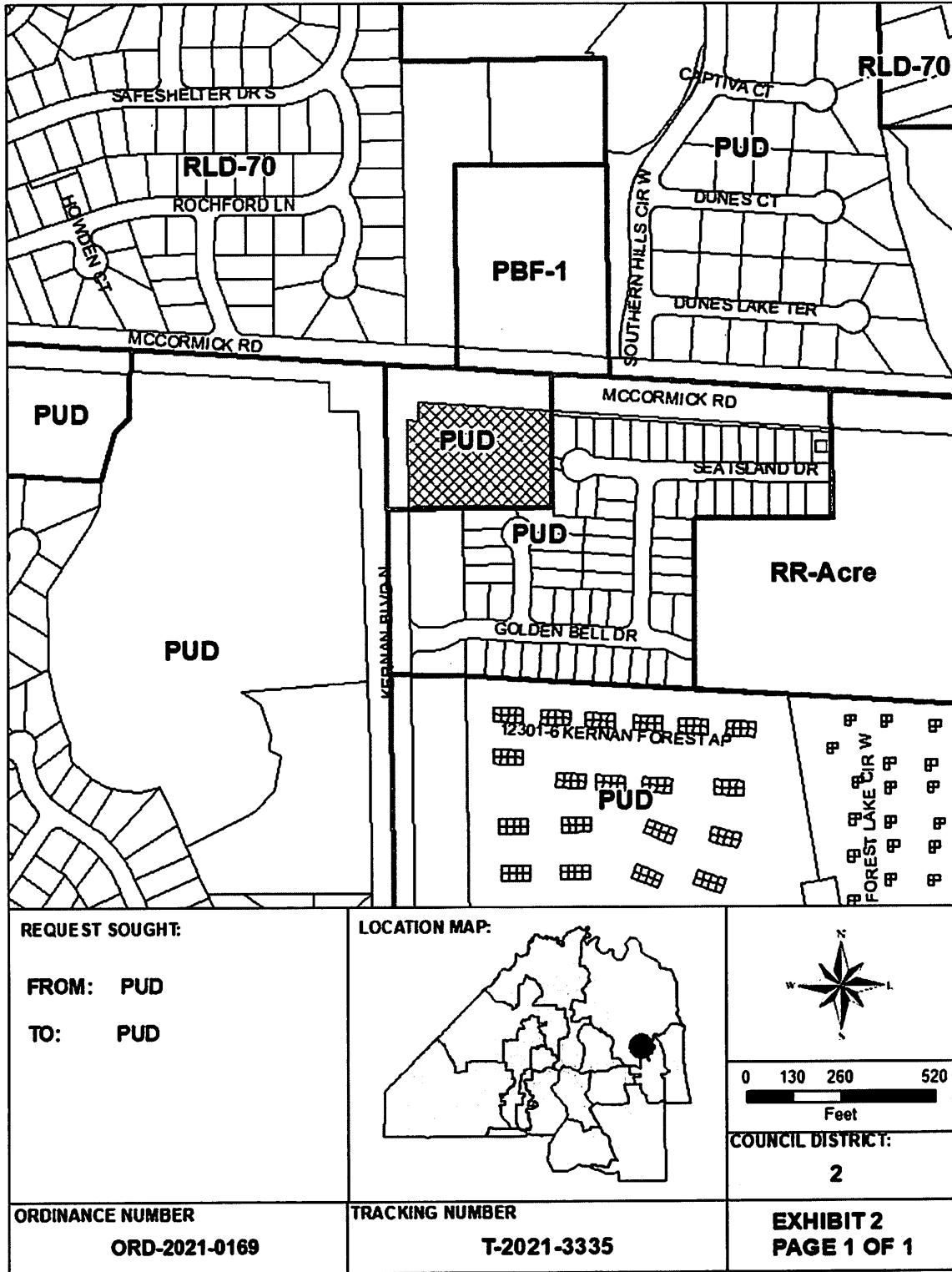
View of the Subject Site from McCormick Road showing the neighborhood to the east.

Source: Planning and Development Department
Date: April 6, 2021



View of the JEA power line easement at the front of the Subject Site.

Source: Planning and Development Department
Date: April 6, 2021



Legal Map

Source: JaxGIS
 Date: April 9, 2021

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0169 Staff Sign-Off/Date CMC / 02/25/2021
 Filing Date 03/19/2021 Number of Signs to Post 4
 Hearing Dates:
 1st City Council 04/27/2021 Planning Commission 04/27/2021
 Land Use & Zoning 05/04/2021 2nd City Council N/A
 Neighborhood Association GRATER ARLINGTON CIVIC COUNCIL; COMMUNITIES OF EAST ARLINGTON
 Neighborhood Action Plan/Corridor Study WONDERWOOD CORRIDOR

Application Info

Tracking # 3335 Application Status PAID
 Date Started 01/21/2021 Date Submitted 01/21/2021

General Information On Applicant

Last Name First Name Middle Name
 HERZBERG MICHAEL
 Company Name
 Mailing Address
 12483 ALADDIN ROAD
 City State Zip Code
 JACKSONVILLE FL 32223
 Phone Fax Email
 9047318806 9047311109 MHERZBERG@SLEIMAN.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name
 TRUST WONDERWOOD LAND
 Company/Trust Name
 WONDERWOOD LAND TRUST
 Mailing Address
 1 SLEIMAN PARKWAY
 City State Zip Code
 JACKSONVILLE 32216
 Phone Fax Email
 9046736336 MHERZBERG@SLEIMAN.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2015-208-E

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 161020 0800	2	2	PUD	PUD

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

Existing Land Use Category

CGC

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 2.56

Development Number

Proposed PUD Name MCCORMICK STATION 2

Justification For Rezoning Application

TO REMOVE VARIOUS USES AND INCREASE THE BUILDING SIZE

Location Of Property

General Location

SE CORNER OF MCCORMICK AND KERNAN

House # Street Name, Type and Direction Zip Code

0	MCCORMICK RD	32225
Between Streets		
KERNAN BOULEVARD	and	CHANDELIER DRIVE

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

Supplemental Information items are submitted separately and not part of the formal 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	
2.56 Acres @ \$10.00 /acre:	\$30.00
3) Plus Notification Costs Per Addressee	
	\$329.00

47 Notifications @ \$7.00 /each:

4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,628.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

Exhibit 1 Legal Description

A portion of the F. Richard Grant, Section 39 and a portion of Section 3, all in Township 2 South, Range 28 East, Jacksonville, Duval County, Florida and being more particularly described as follows: For the Point of Beginning commence at the Northwesterly corner of lands described in deed recorded in the Official Records of said county in Book 9486, page 2188, same being the Easterly right-of-way line of Kernan Boulevard North (a 120-foot right-of-way as now established), thence North $00^{\circ}52'54''$ West, along last said right-of-way, 250.17 feet to the Southerly right-of-way of McCormick Road as described in deed recorded in said Official Records in Book 10089, page 1863; thence along said right-of-way the following bearings and distances, thence South $86^{\circ}09'52''$ East, 32.92 feet to an angle point in said right-of-way; thence North $00^{\circ}52'54''$ West, 49.23 feet to an angle point in said right-of-way; thence South $86^{\circ}11'50''$ East, along the Southerly right-of-way of McCormick Road, as described in said Official Records Book 10089, page 1863, 368.43 feet to a Westerly line of said lands described in Official Records Book 9486, page 2188; thence South $00^{\circ}52'54''$ East, along said Westerly line, 266.60 feet to a Northwesterly corner of last said lands ; thence South $89^{\circ}07'06''$ West, along a Northerly line of last said lands, 400.00 feet to the Point of Beginning.

The land thus described contains 2.56 acres, more or less.

WRITTEN DESCRIPTION
McCormick Station 2 PUD
February 18, 2021
Exhibit D

I. PROJECT DESCRIPTION

The fee simple owner of the real property identified in the attached Exhibit A, RE# 161020-0800 (the "Property"), which contains approximately 2.56 acres, is currently zoned Planned Unit Development (PUD) (Ord. 2015-208-E) and designated CGC (2014C-016) and was originally intended for commercial purposes. The original PUD contemplated a gas station and convenience store with a car wash. At the time of this original rezoning, the 13-acre subdivision entitled under PUD (Ord-2017-45-E) was not yet contemplated. While that development continues, it has become apparent that the use of the subject property as a gasoline filling station is not the appropriate use for either the future residents or the developer.

The Property is located at a commercial node, located at the intersection of Kernan Boulevard and McCormick Road. Being on this particular corner, the property is uniquely suited for commercial use, located on the going home side of these two major roadways. McCormick Road, a Principal Arterial, is developed as a 4 lane Urban Section and has traffic volumes measuring almost thirty-thousand cars each day. Kernan Boulevard, also designated as an Arterial Roadway, is currently undergoing widening and has traffic volumes exceeding seventeen-thousand cars each day. The property to the south and east is a single-family subdivision as noted earlier in this report. It is designated Low Density Residential on the Future Land Use Map Series, and PUD on the City's Zoning Atlas. To the west, across Kernan, the JTA owns a 19-acre tract of land designated Medium Density Residential (MDR) and Zoned PUD. To the north, across McCormick Road is a 5-acre JEA Substation, designated Public Building and Facilities (PBF) and Zoned PBF-1. This facility abuts and connects to a 150-foot powerline that also extends over a large portion of the Subject Property, continuing southward toward Atlantic Boulevard

The applicant has not utilized any design professionals for the preparation of this application. The parcel is vacant but all utilities have been stubbed to the site, as part of an agreement with KB Homes, who developed the single-family homes to the south and east of the Property. The aforementioned power lines encumber approximately one acre of the Property's 2.56 acres. The existence of these lines limits the activity that can be conducted on that portion of the property and serve to reduce the viability of some uses. Other than these lines, the site does not include significant or unique characteristics, variation of elevations or natural features.

The revised PUD will permit the list of Permitted Uses to be revised, eliminating gasoline filling stations, car washes, and any use that would operate twenty-four hours each day. Additionally, as the users would be changing, an increase in allowable building area is also being requested. However, any building proposed for this property would be required to locate structures in a

manner that orients the access and parking areas to the north and west, away from the developing subdivision.

The site is an infill location, being surrounded by densely developed residential subdivisions, offering convenience to the commuting public as well as those in close proximity. Such strategically located commercial sites offer convenience to the almost Fifty-Thousand residents who live in a three-mile radius, while reducing Vehicle Miles Traveled (VMT) along the McCormick and Kernan Boulevard corridors. In exchange for these additional uses, all references to gasoline filling stations or car washes are stricken from this PUD Rezoning Application.

The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as a retail development limited to not more than 17,000 square feet of enclosed area, with no use operating more than 12 hours each day. All improvements are to be developed in consonance with the goals and objectives of the Community General Commercial land use category of the City of Jacksonville 2030 Comprehensive Plan Future Land Use Element. It is the intent of the developer to commence design as soon as possible after zoning approval. Similarly, construction would also be intended to commence immediately upon approval of the zoning and engineering entitlements. All future maintenance and operations will be the sole responsibility of the land owner(s), in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD.

II. USES AND RESTRICTIONS

The Property currently consists of one parcel and will be developed as depicted on the attached site plan (Exhibit E) dated November 21, 2020 (the "Site Plan," which is incorporated herein by this reference.

A. Permitted Uses:

1. Commercial retail uses such as
 - i. Commercial retail sales and service establishments
 - ii. Professional and business offices and clinics
 - iii. Art galleries, museums, gymnasiums, community centers, dance, art or music studios
 - iv. An establishment or facility which includes the retail sale and service of beer or wine for on-premises conjunction with a restaurant
 - v. Express or parcel delivery offices and similar uses, without terminals
 - vi. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4 of the Zoning Code.

- vii. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses

All above uses consistent with the site development standards established herein and as depicted on the Site Plan attached to this application (Exhibit "E").

B. Permissible uses – Commercial uses permissible by exception shall include the following:

- i. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption
- ii. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4.

C. Accessory uses shall be as outlined in the Zoning Code and consistent Section 656.403 of the Zoning Code.

III. DEVELOPMENT STANDARDS

A. *Dimensional Standards.*

1. *Minimum parcel area and yard areas:* The minimum lot size, lot width and yard areas for structures shall be as follows:

Lot Size – minimum of 86,000 square feet

Lot Width – minimum of 300 feet

Yards –

Front: 150 feet along Kernan Boulevard, 50 feet along McCormick Road

Side: 50 feet.

Rear: N/A (Corner Lot)

2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* 40%
3. *Maximum height of structures:* thirty (30) feet.

B. *Ingress, Egress and Circulation.*

1. Vehicular ingress and egress shall be substantially as shown on the Site Plan.
2. Parking shall be provided consistent with the provisions of the Zoning Code.

C. Signs.

1. The number, location and height of signage to be located on the property shall be as follows:

One double faced monument sign not to exceed (100) one-hundred square feet in area and (18) eighteen feet in height may be permitted along Kernan Boulevard and one along McCormick Road.

Wall signage shall be permitted as per the CCG-1 Zoning District, but no such signage shall be permitted along the south or easterly sides of the building.

Illumination: Internal or indirect lighting, will be permitted as appropriate.

D. Site Design and Landscaping.

Development of any building on the property shall be oriented toward either Kernan Boulevard or McCormick Road.

1. Lighting associated with any use of this PUD will be of a design that does not permit trespass lighting onto adjacent properties. Furthermore, all lighting will utilize either appropriate lenses or cutoffs as required.
2. Landscaping shall meet or exceed the provisions of the Zoning Code for the Vehicle Use Areas and Uncomplimentary Use Buffers.

E. Building Orientation

1. *General:*

The subject property is to be utilized as a commercial retail and service development, permitting low volume commercial services. The primary structure is situated to block noise associated with intersection of Kernan Boulevard and McCormick Road.

IV. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed rezoning is a reasonable manner by which to permit the infill of an undeveloped property for a variety of uses that will provide convenience to the area residents, while acting as a transition from the intersection of these two major roadways. This PUD is designed to increase the usable nature of the property while promoting numerous Goals, Objectives and Policies of the 2030 Comprehensive Plan, eliminating uses that could create externalities upon the adjacent residential. Further, the development promotes a more marketable mix of uses that will act to reduce Vehicle Miles Traveled (VMT) for the residents in the vicinity. This PUD:

Is more efficient and effective than would be possible through strict application of the City of Jacksonville Land Use Regulations or a conventional zoning district which are suburban based, do not convey a sense of place, and which do not act to prohibit certain commercial uses;

Represents and appropriate combination of possible uses, properly designed to promote a logical transition between the established uses and a sustainable and desirable development pattern at an infill location;

Will promote the purposes of the 2030 Comprehensive Plan, including the following:

1. Objective 2.10
2. Goal 3
3. Objective 3.1
4. Objective 3.2
5. Policy 3.2.2
6. Policy 3.2.4
7. Policy 3.2.14
8. Policy 4.1.2

V. SUCCESSORS IN TITLE

All successors in title to the Property, or any portion of the Property, shall be bound to the conditions of this PUD.

VI. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* The Property is designated CGC pursuant to the City's Future Land Use Map Series of the City's 2030 Comprehensive Plan. The uses and amounts (intensity) proposed in the PUD would be consistent with this designation.
- B. *Consistency with the Concurrency Management System.* The development of the Property will comply with the requirements of the Concurrency Management/Mobility System.
- C. *Allocation of Residential Land Use.* The proposed revision to the PUD does not include any residential use.
- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is available from Kernan Boulevard as well as from McCormick Road. All access points will be reviewed and approved by the City of Jacksonville.
- E. *External Compatibility/Intensity of Development.* The intent of the development is to permit additional uses, which would offer convenience and reduce VMT for the residents in the immediate vicinity, while seeking to reduce impacts to the residential developments to the south and east.
- F. The various uses will be appropriately screened from one another and structures will be oriented in a manner that will foster an appropriate transition as well as reduce externalities otherwise associated with such uses.
- G. *Recreation/Open Space.* The revised PUD does not include any recreation or open space areas.
- H. *Impact on Wetlands.* Any development activity which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- I. *Listed Species Regulations.* Not Applicable.
- J. *Off-Street Parking & Loading Requirements.* The parking areas shall be developed as required in Part 6. It being the intent that the areas and locations depicted on the attached plan are sufficient to meet any or all of the required parking and landscape provisions.
- K. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.

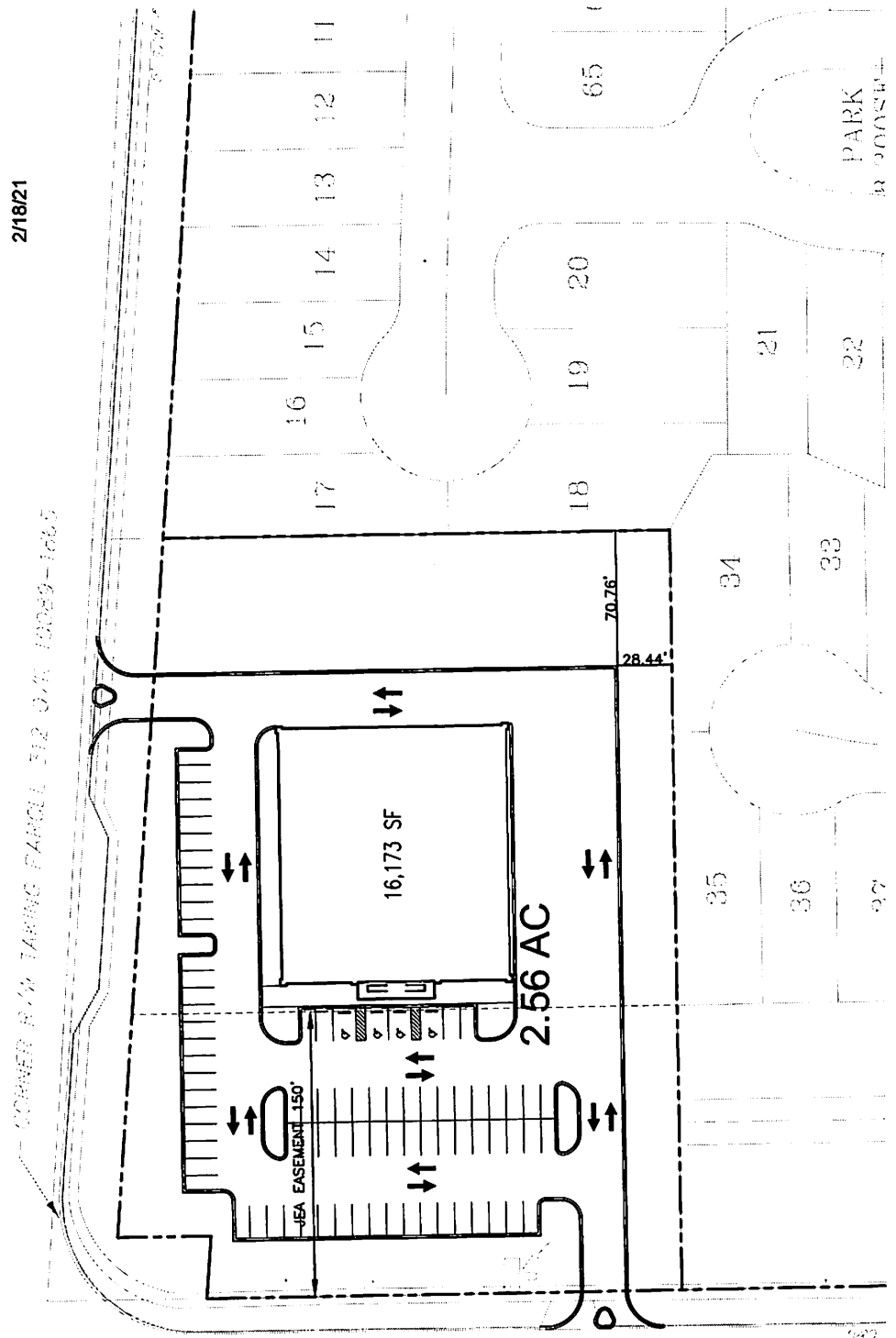
- L. *Stormwater Retention.* Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements to an already approved off-site location.

- M. *Utilities.* Electric power, water and sewer services are currently furnished to the Property by the Jacksonville Electric Authority.



MCCORMICK ROAD
(A VARIABLE WIDTH R/W)

CORNER R/W TAKING PARCEL 312 0.76 10089-1665



KERNAN BOULEVARD
(A VARIABLE WIDTH R/W)

2/18/21

EXHIBIT F

PUD Name

McCormick Station PUD

Land Use Table

Total gross acreage	2.56 Acres	100 %
Amount of each different land use by acreage		
Single family	<input type="text"/> Acres	<input type="text"/> %
Total number of dwelling units	<input type="text"/> D.U.	
Multiple family	<input type="text"/> Acres	<input type="text"/> %
Total number of dwelling units	<input type="text"/> D.U.	
Commercial	2.56 Acres	100 %
Industrial	<input type="text"/> Acres	<input type="text"/> %
Other land use	<input type="text"/> Acres	<input type="text"/> %
Active recreation and/or open space	<input type="text"/> Acres	<input type="text"/> %
Passive open space	0.25 Acres	10 %
Public and private right-of-way	<input type="text"/> Acres	<input type="text"/> %
Maximum coverage of buildings and structures	44,605 Sq. Ft.	40 %