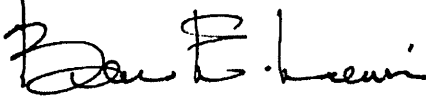


Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Aye
Jason Porter	Aye

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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2022-109 TO
PLANNED UNIT DEVELOPMENT

MARCH 17, 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 **2022-109** to Planned Unit Development.

Location: 13475 Atlantic Boulevard between San Pablo Road
North and Queens Harbor Boulevard

Real Estate Number(s): 167141-9745, 167141-9735, 167141-9740,
167141-9755, 167141-9750, 167141-9705

Current Zoning District(s): Planned Unit Development (PUD 2006-529)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Residential Professional Institutional (RPI)
Community General Commercial (CGC)

Planning District: Greater Arlington/Beaches, District 2

Applicant/Agent: Cyndy Trimmer, Esq.
1 Independent Drive, Suite 1200
Jacksonville, Florida 32202

Owner: Harbour Village Station, LLC
11501 Northlake Drive
Cincinnati, Ohio 45249

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2022-109 seeks to rezone approximately 18.10 acres of land from PUD to PUD. The rezoning to PUD is being sought to construct a new 5,000 square foot building in the parking lot. An increase in the total square footage approved in the PUD requires approval through a new rezoning. The square footage is proposed to be increased to 125,000 square feet. There are no proposed additional uses to the current PUD.

The current PUD, 2006-529-E, allows for a variety of commercial retail and service establishments uses. There was one condition that the development was subject to the review and approval of the Traffic Engineering Division and the Florida Department of Transportation.

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 Community General Commercial (CGC) 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. The PUD is proposing to increase the non-residential square footage. There are no changes to the approved uses. 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

Policy 1.1.16 Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2010 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element.

Policy 1.1.18 Limit urban scale development to the Urban and Suburban Areas of the City, as identified in the 2010 Comprehensive Plan, in order to prevent urban sprawl, protect agricultural lands, conserve natural open space, and to minimize the cost of public facilities and services, except for urban villages and other large scale mixed use developments which are designed to provide for the internal capture of daily trips for work, shopping and recreational activities.

Policy 3.2.1 The City shall promote, through the use of development incentives and other regulatory measures, development of commercial and light/service industrial uses in the form of nodes, centers or parks, while discouraging strip commercial development patterns, in order to limit the number of curb cuts and reduce conflicts in land uses, particularly along collectors and arterials.

Policy 3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the residential character of and precludes non-residential traffic into adjacent neighborhoods.

(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.

(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 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 commercial uses. 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 treatment of pedestrian ways: No proposed changes have been submitted that would

alter either previously approved or existing pedestrian venues.

- Traffic and pedestrian circulation patterns: There are no proposed alterations to the development submitted as a part of this application regarding interior circulation patterns.
- The use and variety of building sizes and architectural styles: The applicant wishes to address limitations placed on the development regarding building or unit size as it relates to perspective anchor tenants. The application requests that there be up to two anchor tenants allowed having a cumulative total square footage not to exceed 80,000 square feet and no one anchor exceeding 65,000 square feet. No total increase of square footage is requested and therefore, should not negatively impact internal compatibility factors.

(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:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: Buffering, landscaping and specific lighting requirements have been addressed by the applicant to mitigate perimeter impacts.
- The type, number and location of surrounding external uses: The proposed development is located at an intersection that is currently commercial in nature and serving the adjacent and surrounding residential developments. These developments include single-family, multi-family commercial and institutional 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	LDR	RLD-90	Pablo Oaks residential subdivision
South	RPI	PUD (01-363)	Multi-family apartments
	CGC	PUD (91-233)	Filling station
East	LDR	RLD-90	Pablo Oaks residential subdivision
	CGC	CCG-1	Filling station
West	RPI	PUD (13-789)	Medical office/clinic

- 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 proposed 5,000 square foot building is not expected to create any adverse impacts to the adjacent uses due to its location in the parking lot.

(6) Intensity of Development

The proposed development is consistent with the Residential Professional Institutional (RPI) and Community General Commercial (CGC) functional land use categories as a commercial retail center. The PUD is appropriate at this location because it serves the residential population in the area and reduces the vehicular trips on the adjacent roadways.

- The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD: The current PUD contained several restrictions on uses limitations on permitted uses. The proposed PUD has incorporated these restrictions into the written description.
 - Restrictions on the size of anchor tenants.
 - Restrictions on operating hours.
 - Prohibition on live music.
 - Prohibition on gas pumps.
 - Prohibition on lounges.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The property has two access points on Atlantic Boulevard (SR 10) and one access point on San Pablo Road North. The intersection of Atlantic Boulevard and San Pablo Road North is signalized.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space. Recreation areas are not required in commercial projects.

(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.

(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. There are existing sidewalks along Atlantic Boulevard and San Pablo Road North.

SUPPLEMENTAL INFORMATION

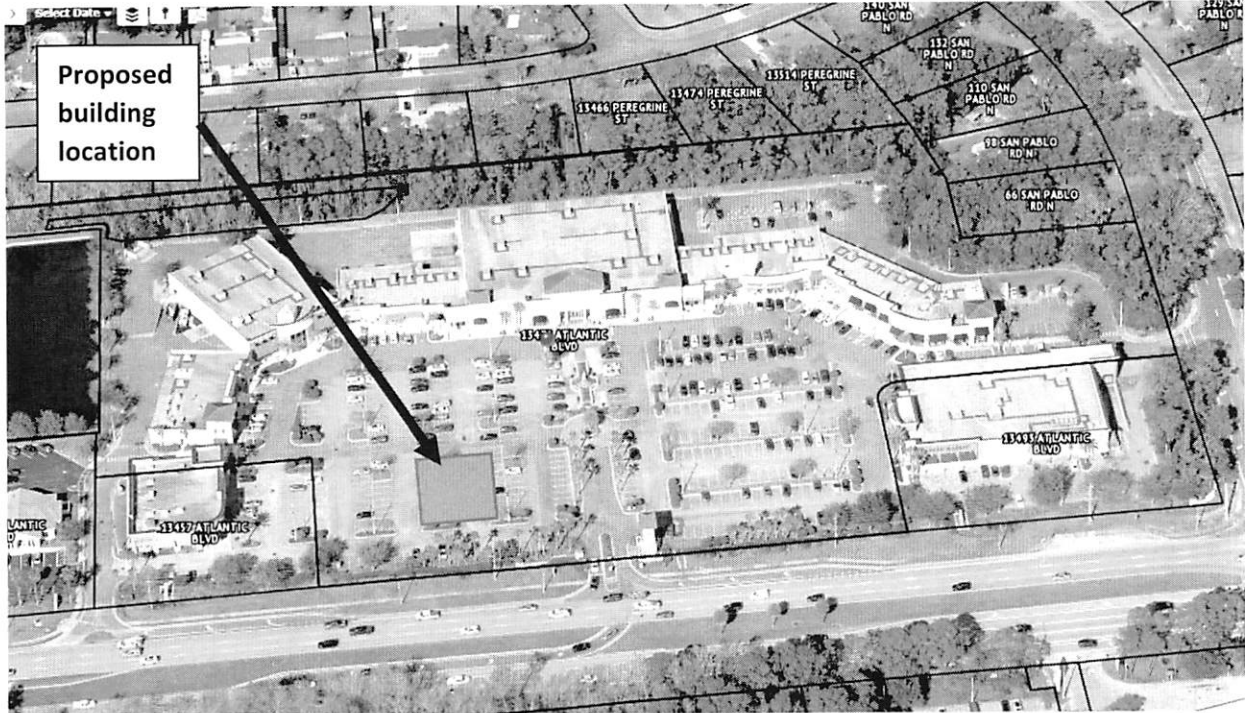
Upon visual inspection of the subject property on March 4, 2022, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2022-109** be **APPROVED with the following exhibits:**

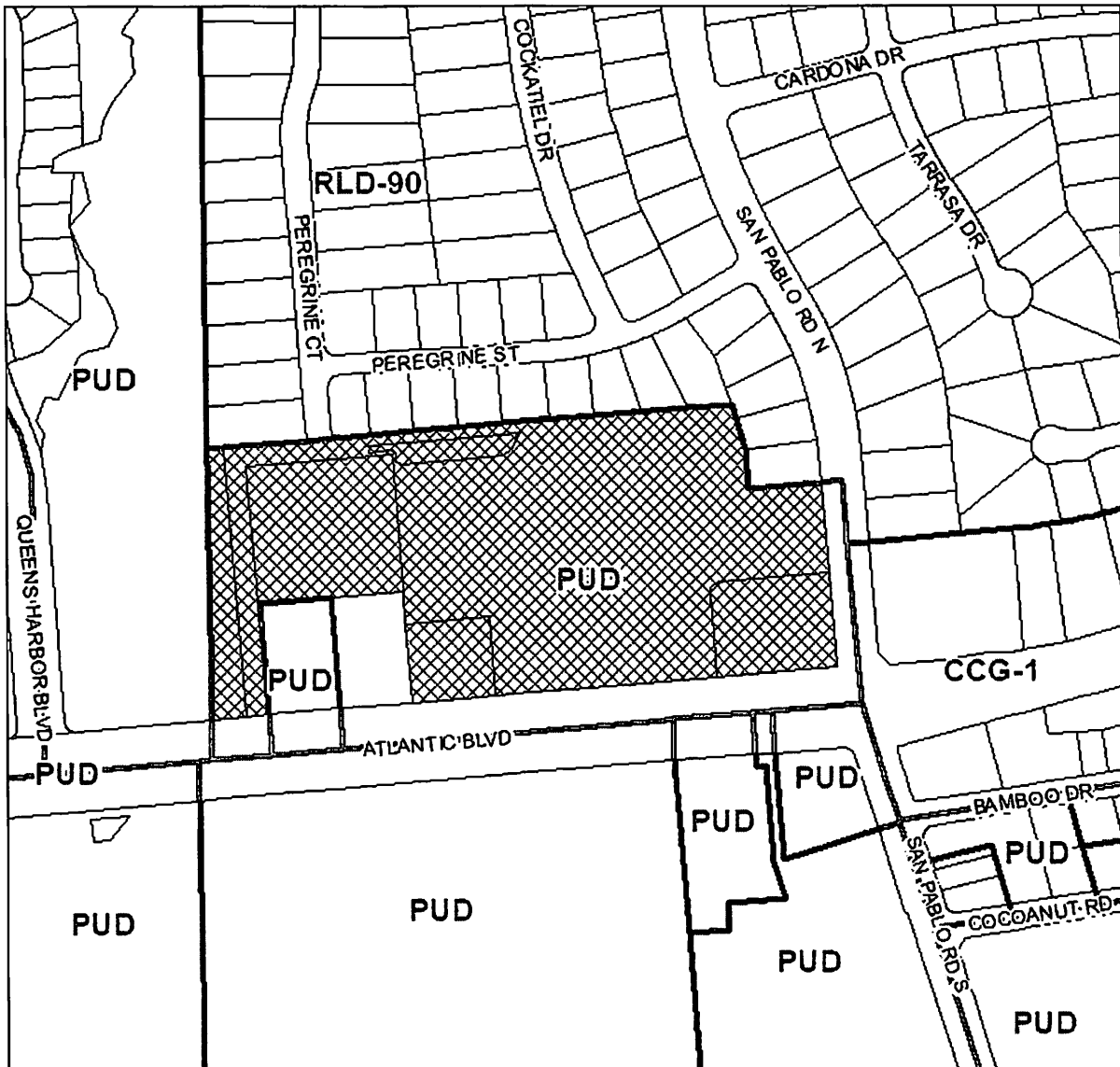
1. The original legal description dated December 9, 2021.
2. The revised written description dated January 20, 2022.
3. The original site plan dated September 1, 2021.



Aerial view of subject property



View of interior parking lot and proposed building location.



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	
<p>ORDINANCE NUMBER</p> <p>ORD-2022-0109</p>	<p>TRACKING NUMBER</p> <p>T-2021-3944</p>	<p>COUNCIL DISTRICT:</p> <p>3</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0109 **Staff Sign-Off/Date** BEL / 02/08/2022
Filing Date 02/22/2022 **Number of Signs to Post** 5
Hearing Dates:
1st City Council 03/22/2022 **Planning Commission** 03/17/2022
Land Use & Zoning 04/05/2022 **2nd City Council** N/A
Neighborhood Association PABLO POINT CIVIC ASSOC., COMMUNITIES OF EAST ARLINGTON, QUEENS HARBOUR YACHT & COUNTRY CLUB
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 3944 **Application Status** PENDING
Date Started 12/09/2021 **Date Submitted** 12/09/2021

General Information On Applicant

Last Name TRIMMER **First Name** CYNDY **Middle Name**
Company Name
 DRIVER, MCAFEE, HAWTHORNE AND DIEBENOW, PLLC
Mailing Address
 1 INDEPENDENT DRIVE, SUITE 1200
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9048070185 **Fax** 904 **Email** CKT@DRIVERMCAFEE.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name N/A **First Name** N/A **Middle Name**
Company/Trust Name
 HARBOUR VILLAGE STATION LLC
Mailing Address
 11501 NORTHLAKE DRIVE
City CINCINNATI **State** OH **Zip Code** 45249
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2006-529

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 167141 9745	3	2	PUD	PUD
Map 167141 9735	3	2	PUD	PUD
Map 167141 9740	3	2	PUD	PUD

Map	167141 9755	3	2	PUD	PUD
Map	167141 9750	3	2	PUD	PUD
Map	167141 9705	3	2	PUD	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 #

Total Land Area (Nearest 1/100th of an Acre) 18.10

Development Number

Proposed PUD Name HARBOUR VILLAGE PUD

Justification For Rezoning Application

THIS PUD IS FILED TO GENERALLY MAINTAIN THE SAME PERMITTED USES AND SETBACKS AS PUD 2006-0529 BUT ALLOWS FOR DRIVE-THRU SERVICE IN CONJUNCTION WITH A PERMITTED USE AND A NEW MULTI-TENANT BUILDING AS CONCEPTUALLY DEPICTED IN THE SITE PLAN.

Location Of Property

General Location

NORTH OF ATLANTIC BOULEVARD AND WEST OF SAN PABLO ROAD NORTH

House #	Street Name, Type and Direction	Zip Code
13475	ATLANTIC BLVD	32225

Between Streets

ATLANTIC BLVD and SAN PABLO ROAD NORTH

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**
18.10 Acres @ \$10.00 /acre: \$190.00
- 3) Plus Notification Costs Per Addressee**
51 Notifications @ \$7.00 /each: \$357.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,816.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

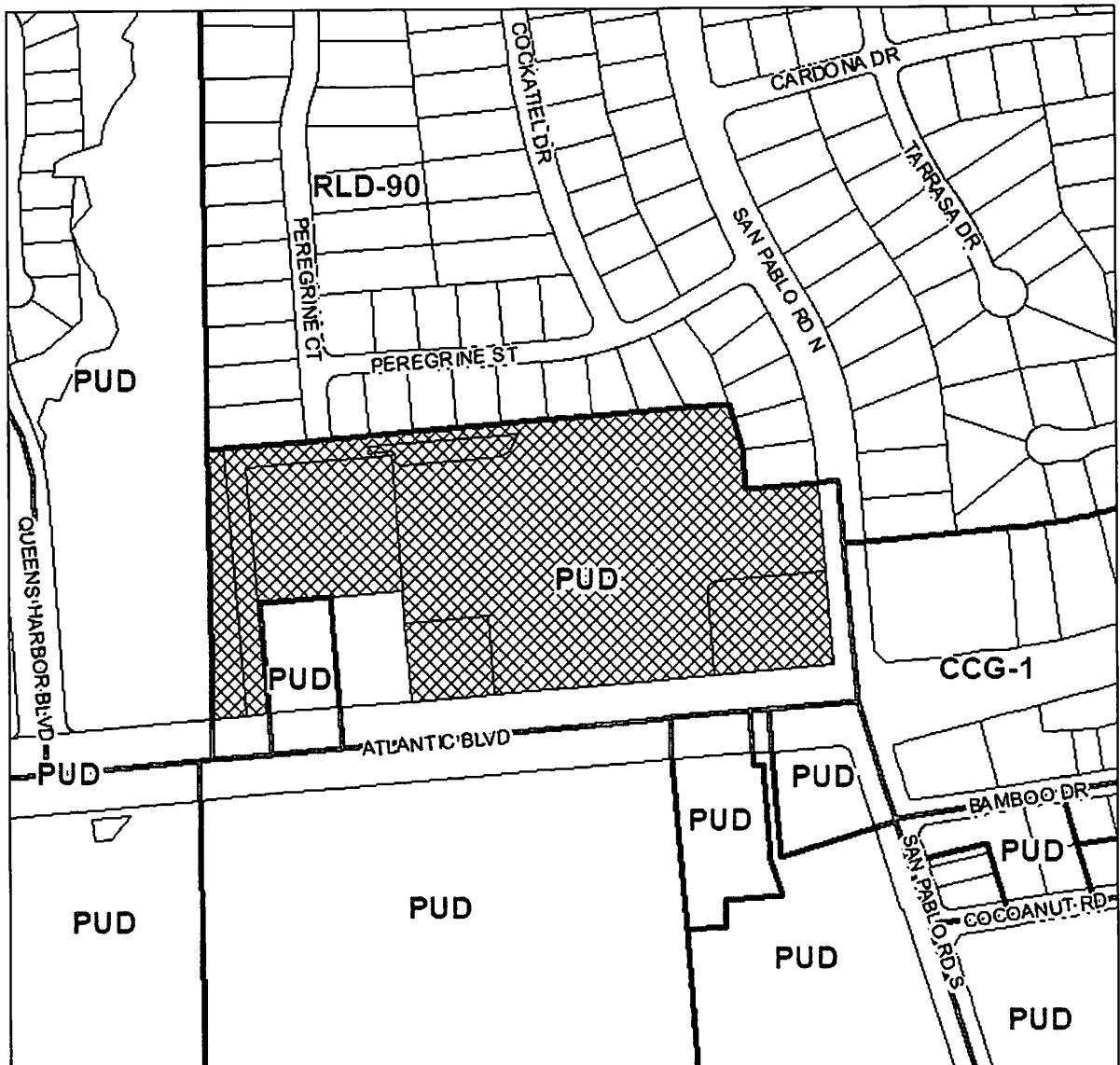
EXHIBIT 1

LEGAL DESCRIPTION

DECEMBER 9, 2021

PARCEL 1:

TRACTS A, 3, 4, 5, 6 AND 7, HARBOUR VILLAGE, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 61, PAGES 130, 131, 132 AND 133, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

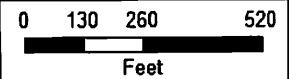
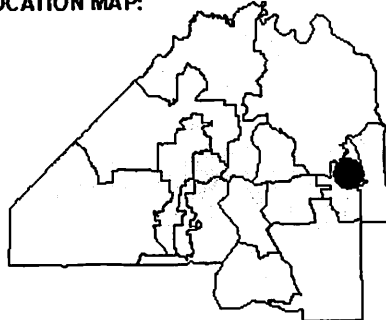


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

3

TRACKING NUMBER

T-2021-3944

EXHIBIT 2
PAGE 1 OF 1

**PUD WRITTEN DESCRIPTION
HARBOUR VILLAGE PUD
January 20, 2022**

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 18.1 acres of property from PUD to PUD generally located at 13475, 13457, 13493, and 0 Atlantic Boulevard (RE#s 167141-9745; 167141-9735; 167141-9740; 167141-9755; 167141-9750; and 167141-9705) as more particularly described in Exhibit 1 (the “Property”). The Property is located within the CGC and RPI land use categories of the 2030 Comprehensive Plan and is zoned PUD pursuant to Ordinance 2006-0529-E.

The Property is currently utilized as a commercial shopping center featuring a diverse mixture of commercial retail, restaurants and service tenants. This PUD generally maintains the same permitted uses and setbacks as PUD 2006-0529 but allows for drive-thru service in conjunction with a permitted use and a new multi-tenant building as conceptually depicted in the Site Plan.

The Property is located along the Atlantic Boulevard commercial corridor, which includes a variety of land uses. Specifically, the surrounding area includes the following:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Uses</i>
North	LDR	RLD-90	Single-family
East	CGC	CCG-1	Auto service station
South	CGC/RPI	PUD (1991-0233) PUD (2002-0789) PUD (2001-0363)	Multi-family, auto service station, commercial shopping center
West	MDR	PUD (1994-0139)	Vacant, wetlands

B. Project name: Harbour Village PUD.

C. Project engineer: Bohler Engineering FL, LLC.

D. Project developer: Harbour Village Station LLC.

E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.

- F. Current land use designation: CGC and RPI.
- G. Current zoning district: PUD (Ordinance 2006-0529).
- H. Requested zoning district: PUD.
- I. Real estate numbers: 167141-9745; 167141-9735; 167141-9740; 167141-9755; 167141-9750; and 167141-9705.

II. QUANTITATIVE DATA

- A. Total acreage: 18.1 acres.
- B. Total amount of non-residential floor area: 125,000 square feet.
- C. Total amount of land coverage of all buildings and structures: 125,000 square feet.

III. STATEMENTS

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

This PUD is generally in line with the Commercial Neighborhood zoning district regulations but (1) permits drive-thru facilities in conjunction with permitted uses, (2) incorporates the prior PUD's allowance of outdoor music without amplification and prohibition of uses by exception, and (3) utilizes the setback and signage provisions from the prior PUD.

- B. How does the proposed PUD differ from the prior PUD?

This PUD provides a universal set of permitted uses applicable to the Property consistent with the as built condition and allows for drive-thru facilities in conjunction with permitted uses. All site specific conditions and limitations reflected in the prior PUD are incorporated in this PUD. Parcel 13443 Atlantic Boulevard (RE# 167141-9730) has not been included in this PUD as it is under separate ownership. Parcel 13429 Atlantic Boulevard (RE# 167141-9727) is also omitted because it was previously rezoned per PUD Ordinance 2013-0789.

- C. 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 continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

IV. USES AND RESTRICTIONS

A. Permitted uses:

1. Retail outlets for sale of food, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair but not pawnshops), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shop (but not animal boarding kennels), musical instruments, television and radio (including repair incidental to sales), florist or gift shops, delicatessens, bakeshops (but not wholesale bakeries).
2. Service establishments such as barber or beauty shops, shoe repair shops, interior decorators, self-service laundries or dry cleaners, tailors or dressmakers, laundry or dry cleaning pickup stations.
3. Banks, financial institutions, with or without drive-thrus, and similar uses.
4. Professional, business, and employment offices (but not including day labor pools).
5. Medical, dental, chiropractor offices, clinics and pharmacies (but not hospitals).
6. Express or parcel delivery offices and similar uses.
7. Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters).
8. Veterinarians meeting the performance standards and development criteria set forth in Part 4.
9. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, electronics, computers, and similar uses.
10. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
11. Restaurants, including the retail sale and service of all alcoholic beverages. Restaurants may provide outdoor sale and service including the use of private sidewalks subject to the supplemental criteria in Part 4 and provided that a clear space of at least five (5) feet remains open for pedestrian use. Drive-thrus are permitted.
12. Off-street parking lots serving the overall Property and meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code; however, such parking lots are allowed to be in operation during all hours which one or more store or restaurant within the overall development is open.

13. Sale and service and repair of computers, electronics and appliances.
14. Multi-family residential vertically integrated with a permitted use on the ground floor.
15. Libraries, museums and community centers.
16. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.

B. Permitted accessory uses and structures:

1. As permitted pursuant to Section 656.403.

C. Uses by Exception:

1. There shall be no additional uses by exception.

D. Limitation on uses:

1. For the main building located at 13475 Atlantic Boulevard (RE# 167141-9745), there may be up to two (2) anchor tenants allowed a cumulative total square footage not to exceed eighty thousand (80,000) square feet, with no one (1) anchor exceeding sixty-five thousand (65,000) square feet. For the sake of clarity, no tenant in a standalone building fronting Atlantic Boulevard shall be considered an anchor tenant.
2. Any non-restaurant business operating on the Property shall be closed by 10:00 PM. Restaurants may open for business at 5:00 AM and will close for business at 12:00 AM. Any tenant may request an extension of operating hours through a zoning exception.
3. Outdoor live music is prohibited with the exception of music when played by acoustical stringed instruments and/or pianos without amplification. Exterior audio speakers shall be situated and operated to localize sound transmission onto the Property, and to minimize unreasonable interference and impact on any residential zoning districts outside of the Property.
4. Gas pumps are prohibited.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum lot width: Seventy-five (75) feet, except as otherwise required for certain uses.

2. Minimum lot area: Seven thousand five hundred (7,500) square feet, except as otherwise required for certain uses.
3. Maximum lot coverage by all buildings and structures: Fifty percent (50%).
4. Minimum setbacks:
 - a. Seventy-five (75) feet from northern property line in CGC land use area.
 - b. Fifty (50) feet from northern property line in RPI land use area.
 - c. Thirty (30) feet from property line along Atlantic Boulevard.
 - d. Fifty (50) feet from property line along San Pablo Road.

There shall be no minimum setbacks between buildings within the Property.

5. Maximum height of structures: Sixty feet (60').

B. Ingress, egress and circulation:

1. Parking requirements: Parking for the project shall be provided at a minimum rate of three (3) parking spaces per one thousand (1,000) square feet of gross floor area and can be shared by uses with offsetting peak hours. There shall be no maximum restrictions on parking. Compact spaces may be designated as approved by the Traffic Engineering Department. Loading shall be conducted interior to the site subject to the locational restrictions contained herein.
2. Vehicular access: Vehicular access to the Property shall be by way of Atlantic Boulevard and San Pablo Road substantially as shown in the Site Plan. A twenty-foot (20') emergency access road is permitted south of the required buffer along the northern property line provided such access road shall not be used for deliveries, loading or trash storage. Delivery and trash receptacles will be located on the east or west side of the major anchor.
3. Pedestrian access: As required by the 2030 Comprehensive Plan.

C. Signs:

1. Signs located at 13475 Atlantic Boulevard (RE# 167141-9745):
 - a. One (1) multi-sided illuminated or nonilluminated monument sign which may display multiple tenants and/or users. Height of the sign shall be limited to the height of the highest roof elevation within the Property not to exceed three hundred (300) square feet per side.

- b. Project identification signs for this project shall be allowed three (3) subdivision signs. These signs and their maximum size areas are as follows: (1) one (1) sign at the corner of Atlantic Boulevard and San Pablo Road, not exceeding twenty-four (24) square feet in area; (2) one (1) sign at one (1) of the project entrances along Atlantic Boulevard, not exceeding twenty four (24) square feet in area; and (3) to assist in directing project traffic away from the Pablo Point neighborhood, one (1) sign at the project entrance on Pablo Point Road not exceeding twelve (12) square feet in area. Such signs shall be limited to the name of the subdivision and no other words or forms of advertisement shall appear on the signs. Such signs shall be incorporated into a wall not over four (4) feet in height, which may incorporate planters not exceeding six (6) feet in height. Each sign shall be included as part of the site plan or sketch plan approval pursuant to Section 656.404 or Chapter 654.
 - c. Wall signs are permitted, provided that wall signs shall not exceed ten percent (10%) of the square footage of the occupancy footage or respective side of the building abutting a public right of way, approved private street or central vehicular use area.
 - d. One canopy sign per occupancy not exceeding a maximum of eight square feet (8') is permitted, provided that any square footage utilized for a canopy sign shall be subtracted from the allowable square footage that could be used for wall signs.
 - e. Unless otherwise provided herein, the signage shall be permitted as provided in Part 13 of the Zoning Code as applicable in the CCG-1 zoning district.
2. Signs for structures located at 13457 and 13493 Atlantic Boulevard (RE#s 167141-9735 and 167141-9745) and the new five thousand (5,000) square foot building:
 - a. One (1) double sided illuminated or nonilluminated monument sign per building not to exceed a total of three (3) monument signs, which may display multiple tenants and/or users. Height may be up to eight (8) feet and not exceed forty (40) square feet per side.
 - a. Wall signs are permitted, provided that wall signs shall not exceed ten percent (10%) of the square footage of the occupancy frontage or respective side of the building abutting a public right of way, approved private street or central vehicular use area.
 - b. One canopy sign per occupancy not exceeding a maximum of eight square feet (8') in area is permitted, provided that any square footage utilized for a canopy sign shall be subtracted from the allowable square footage that could be used for wall signs.
 - c. Other signs, such as real estate signs, construction signs, temporary election signs, free expression signs, and other such signs as provided for in Part 13 of the Zoning Code shall be permitted pursuant to Part 13.

- D. Landscaping: A fifty (50) foot buffer will be preserved along the frontage of San Pablo Road and a thirty (30) foot landscape buffer will be provided on Atlantic Boulevard, in front of the neighborhood shopping center. A seventy-five (75) foot undisturbed, natural buffer will remain along the northern property line behind the commercial use area, and a fifty (50) foot undisturbed natural buffer will remain along the rest of the northern property line. Along this buffer a six (6) foot height fence will be located south of the seventy-five (75) foot buffer.
- E. Lighting: Project lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the project. Directional lighting fixtures designed to cast illumination downward and within the site shall be used rather than broad area illumination.
- F. Recreation and open space: The PUD will be consistent with the 2030 Comprehensive Plan.
- G. Utilities: Essential services including gas, telephone, water, sewer, cable, and electric as required to serve the project shall be permitted on the site. Water, sanitary sewer, and electric will be provided by JEA.
- H. Wetlands: Any development which would impact wetlands will be permitted in accordance with local, state, and federal requirements.
- I. The conceptual architectural elevations and restrictions as described and delineated on Exhibit "G" filed with PUD 2006-0529-E can only be modified by the Jacksonville Planning Department.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The project will be beneficial to the surrounding neighborhood and community, meeting the following zoning and land use initiatives:

- A. Is more efficient than would be possible through strict application of the Zoning Code:

This PUD allows for the activation of additional areas of the Property and brings the uses more in line with the CN zoning district. The additional multi-tenant building will assist in the internal capture of trips for the consumers shopping in the center.

- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area:

The Property is consistent and compatible with the surrounding land uses and will improve the characteristics of the area. The Property is located along the Atlantic Boulevard commercial corridor, and the additional multi-tenant building will bring more convenient business locations to the surrounding residential communities.

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

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

1. Objective 1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
2. Policy 1.1.8 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
3. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
4. Policy 1.1.16 of the Future Land Use Element of the 2030 Comprehensive Plan – Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
 - a. Creation of like uses;
 - b. Creation of complementary uses
 - c. Enhancement of transportation connections;
 - d. Use of noise, odor, vibration, and visual/aesthetic controls; and/or
 - e. Other appropriate mitigation measure such as requirement for buffer zones and landscaping between uses.

5. Goal 3 of the Future Land Use Element of the 2030 Comprehensive Plan – To achieve a well-balanced and organized combination of residential, non- residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
6. Policy 3.1.3 of the Future Land Use Element of the 2030 Comprehensive Plan – Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.
7. Policy 3.1.17 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall, through Land Development Regulations, require higher density residential development and supporting commercial facilities to locate on major arterial or collector roads used for mass transit routes, and in proximity to major employment areas in order to ensure the efficient use of land, public facilities, and services, and transportation corridors.
8. Objective 3.2 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
9. Policy 3.2.1 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.
10. Policy 3.2.2 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.
11. Policy 3.2.7 of the Future Land Use Element of the 2030 Comprehensive Plan – The City shall implement the locational criteria for this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

VII. PUD REVIEW CRITERIA

- A. **Consistency with the Comprehensive Plan:** The PUD is consistent with the CGC and RPI land use categories of the 2030 Comprehensive Plan.

- B. **Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency and Mobility Management System applicable to the Property.
- C. **Allocation of Residential Land Use:** The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.
- D. **Internal Compatibility:** The PUD provides an integrated design and compatible uses within the Property. Specifically, the PUD provides various internal access routes that facilitate traffic circulation to the existing and contemplated structures, and the proposed drive-thru is conveniently located to both entrance and exit points along Atlantic Boulevard. The proposed multi-tenant building is consistent and compatible with the existing commercial structures, and the anchor tenants will serve as valuable cornerstones to the entire center.
- E. **External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses. The Property is located along the Atlantic Beach commercial corridor. The PUD will provide important and convenient commercial offerings to the surrounding residential communities.
- F. **Maintenance of Common Areas and Infrastructure:** All areas will be maintained by Applicant.
- G. **Usable Open Spaces, Plazas, Recreation Areas:** The PUD is consistent with the 2030 Comprehensive Plan for CGC and RPI land use categories.
- H. **Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.
- I. **Listed Species Regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- J. **Parking Including Loading and Unloading Areas:** The PUD provides sufficient parking to meet the needs of the project.
- K. **Storm Water Retention:** The project provides for adequate on-site retention.
- L. **Sidewalks, Trails, and Bikeways:** Pedestrian access shall comply with the 2030 Comprehensive Plan.



BOHLER
SITE CIVIL AND SURVEYING ENGINEERING
PROGRAM MANAGEMENT
LAND SURVEYING
LANDSCAPE ARCHITECTURE
PERMITTABLE DESIGN
TRUCKING

REVISIONS

REV	DATE	COMMENT

811
Always Call Before You Dig
Call before you dig
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

PROJECT NO. FL3200249
DRAWN BY: AS
CHECKED BY: AS
DATE: 08/17/2021

PROJECT
PROP. SITE PLAN DOCUMENTS

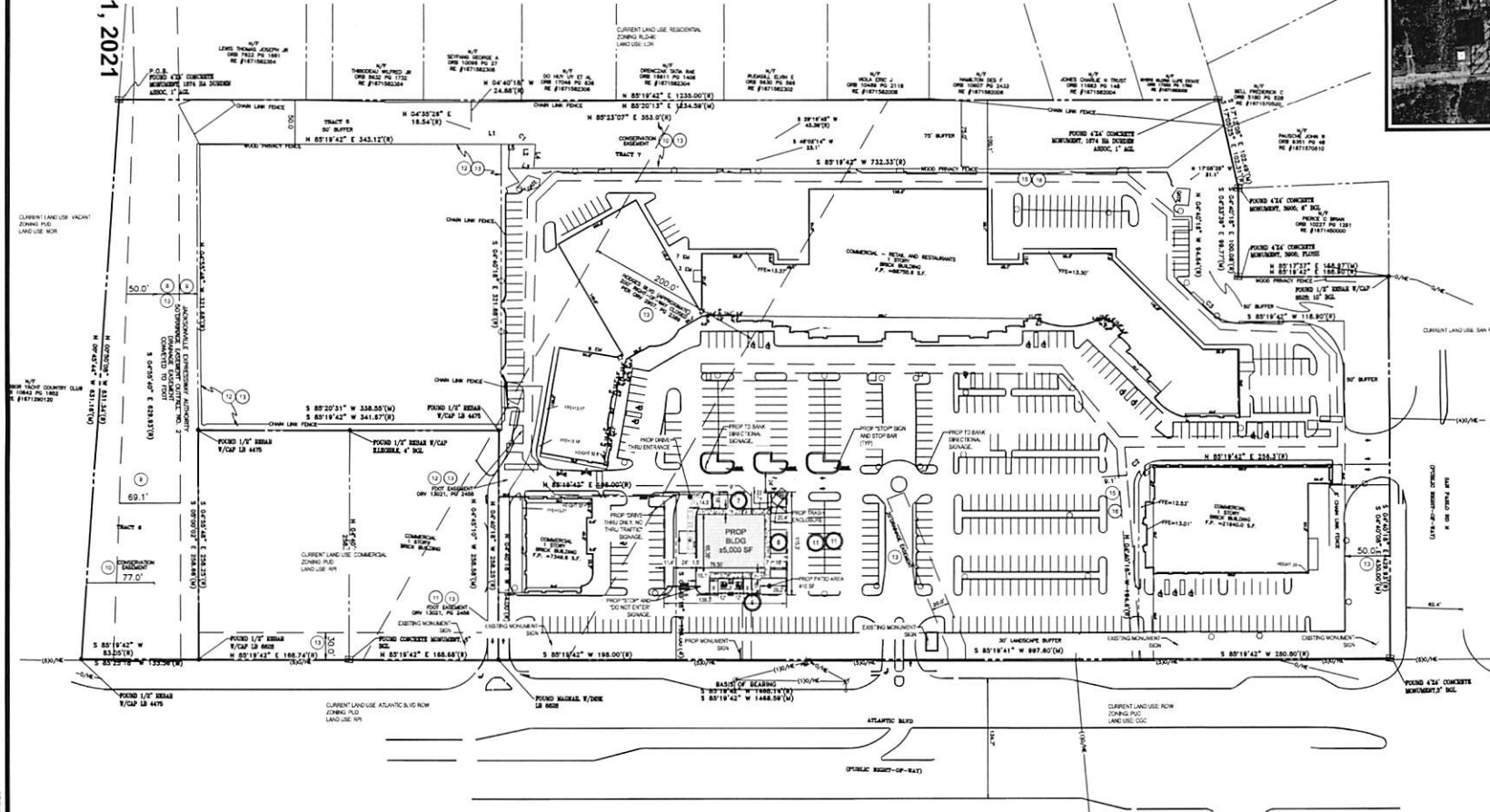
FOR
PHILLIPS EDISON & COMPANY
PROPOSED MULTI-TENANT BUILDING
13475 ATLANTIC BOULEVARD
JACKSONVILLE, FL

BOHLER
1500 NW CORPORATE ISLEWAY
SUITE 1016
BOCA RATON, FLORIDA 33431
Phone: (561) 574-0200
Fax: (561) 574-0281
C:\BOHLER\BOKING\2021\FL3200249\

SHEET TITLE
SITE LAYOUT PLAN

SHEET NUMBER
C-301

DRG. DATE - 9/1/2021



SITE PLAN GENERAL NOTES

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY OWNER COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF JURISDICTIONAL APPROVALS.
2. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED TO BOHLER ENGINEERING AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.



SITE AREA

TOTAL SITE AREA:
789,347 SF (18.1 AC)

EXISTING SHOPPING CENTER:
118,045 SF

PROP MULTI-TENANT BLDG:
5,000 SF

EXISTING SHOPPING CENTER PLUS PROP MULTI-TENANT BLDG:
123,045 SF

PARKING TABULATION

PARKING DIMENSIONS:
9'W X 18'L

PARKING REQUIRED:
3 PARKING SPACES PER 1,000 SF WITH NO MAXIMUM

EXISTING OVERALL PARKING REQUIRED IN SHOPPING CENTER
355 SPACES

PROPOSED OVERALL PARKING REQUIRED IN SHOPPING CENTER
370 SPACES

EXISTING OVERALL PARKING PROVIDED IN SHOPPING CENTER
588 PARKING SPACES

PROPOSED OVERALL PARKING PROVIDED IN SHOPPING CENTER (INCLUDING PROPOSED MULTI-TENANT BUILDING)
566 PARKING SPACES

BOHLER ENGINEERING, INC. 1500 NW CORPORATE ISLEWAY, SUITE 1016, BOCA RATON, FLORIDA 33431
 PHONE: (561) 574-0200 FAX: (561) 574-0281
 C:\BOHLER\BOKING\2021\FL3200249\

EXHIBIT F
Land Use Table

Total gross acreage	<u>18.1</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	<u> </u> Acres	<u> </u> %
Total number of dwelling units	<u> </u> D.U.	
Multiple family	<u>0</u> Acres	<u>0</u> %
Total number of dwelling units	<u>0</u> D.U.	
Commercial	<u>18.1</u> Acres	<u>100</u> %
Industrial	<u> </u> Acres	<u> </u> %
Other land use (Hospital and related uses)	<u> </u> Acres	<u> </u> %
Active recreation and/or open space	<u> </u> Acres	<u> </u> %
Passive open space	<u> </u> Acres	<u> </u> %
Public and private right-of-way	<u> </u> Acres	<u> </u> %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.