

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.

Planning Commission Vote: 8-0

| | |
|-------------------------|-----|
| Alex Moldovan, Chair | Aye |
| Ian Brown, Vice Chair | Aye |
| Jason Porter, Secretary | Aye |
| Marshall Adkison | Aye |
| Daniel Blanchard | Aye |
| Jordan Elsbury | Aye |
| Joshua Garrison | Aye |
| David Hacker | 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



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

MEMORANDUM

TO: Bill Killingsworth, Director, Planning and Development Department

FROM: Kirk Wendland, Executive Director, Office of Economic Development

SUBJECT: Rezoning to PUD 2022-0855

DATE: January 27, 2023



The KingSoutel Crossing CRA Advisory Board ("Advisory Board") met on Thursday, January 26, 2023. The Advisory Board has reviewed and opined on the application for Rezoning to PUD.

As stated in the KingSoutel Crossing Community Redevelopment Area Redevelopment Plan ("the Redevelopment Plan"), review by the Advisory Board is necessary and required to establish conformity of all future redevelopment activities with the Jacksonville Design Guidelines and Best Practices Handbook and invest in capital improvements that make KingSoutel Crossing a memorable place.

The Advisory Board, with a unanimous vote of 4-0, recommends the approval of the application with strong emphasis on proper buffering using the Jacksonville Design Guidelines and Best Practices Handbook. Their recommendation as written is consistent with the Redevelopment Plan.

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2022-855 TO
PLANNED UNIT DEVELOPMENT

FEBRUARY 9, 2023

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 2022-855 to Planned Unit Development.

Location: South side of Pritchard Road between I-295 and Imeson Road

Real Estate Number(s): 003388-0105, 003388-0130, 003388-0350

Current Zoning District(s): Planned Unit Development (PUD 2006-485-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)
Light Industrial (LI)

Planning District: Northwest, District 5

Applicant/Agent: Janis Fleet, AICP
Fleet Associates Architects Planners, Inc.
11557 Hidden Harbor Way
Jacksonville Florida 32223

Owner: John Allen
Jones Creek Commercial, Inc.
7264 Jones Branch Circle
Jacksonville Florida 32220

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development 2022-855 seeks to rezone approximately 11.87 acres of land from Planned Unit Development (PUD) to PUD. The rezoning to PUD is being sought

The current PUD, 2006-485-E, which is 77 acres, allows for 750 townhomes and 16 acres of commercial uses. The PUD was never developed.

The PUD was approved with the following conditions:

- (a) Development shall proceed in accordance with the Traffic Engineering Division Memorandum dated May 17, 2006, and attached hereto as Exhibit 4, or as otherwise approved by the Traffic Engineering Division and the Planning and Development Department.
- (b) Up to sixteen townhome units may be located in one building provided that there are no greater than eight units attached horizontally, and for each additional unit attached horizontally beyond four units, there shall be an increase in side yards of one linear foot.
- (c) The entrance road shall be designed as a collector roadway with a landscaped median up to the southern residential pod. Multi-family uses shall be restricted to the northerly residential pod unless there is no single-family proposed, in which case multi-family uses may be permitted on both residential parcels.
- (d) Forty foot wide lots shall be permitted for single-family detached dwellings subject to the following: front-of-house elevations must include architectural offsets to provide visual relief from a with a landscaped median up to the southern residential pod. Multifamily uses shall be restricted to the northerly residential pod unless repetitive row-house appearance; the developer/builder shall provide at least three prototype front elevation designs available to the consumer, and not more than two structures of the same architectural. design may be constructed adjacent to one another; at least one of the three prototype elevation designs available to the consumer shall be two stories and no greater than thirty-five feet in height; where possible, block lengths shall be limited to no greater than 620 lineal feet without an intersecting street, pedestrian pathway, or open space feature, allowing no more than 15 lots per each street side of a residential block; curvilinear street designs, eye-brows, and cul-de-sacs shall be employed to reduce the repetitiveness of the street pattern or to extend a block length where intersections cannot feasibly be provided. The land plan and street pattern shall be coordinated with the Planning and Development Department prior to engineering design. Conflicts arising in design review shall be referred to the Planning Commission for resolution as a minor modification to the PUD.

The Planning & Development Department has reviewed the conditions and finds the conditions specific to the residential portion of the PUD which is not affected by this PUD. The Department **does not** recommend the conditions be included in the PUD.

The PUD is within the King Soutel Crossing Overlay and the King Soutel CRA. The King Soutel Crossing CRA Advisory Board meet on Thursday January 26 and voted to recommend approval of the PUD with emphasis on proper buffering using the “Jacksonville Design Guidelines and Best Practices Handbook”.

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 Community General Commercial (CGC) and Light Industrial (LI) 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 proposed PUD allows storage of tractors and trailers and commercial retail 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 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.

(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): Community General Commercial (CGC) and Light Industrial (LI). 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 storage of tractors and trailers. 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 use of existing and proposed landscaping: The Written Description indicates the PUD will comply with Part 12 of the Zoning Code.
- The particular land uses proposed and the conditions and limitations thereon: The PUD is proposing uses found in the CCG zoning districts, including tractor and trailer storage. It is not expected these uses will create any adverse impacts when developed.

(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 immediate area serves the trucking industry with filling stations/convenience stores, trailer storage and truck stop. The remaining lands are undeveloped with industrial zoning.
- 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 | HI | IH | Undeveloped |
| South | LI | IL | Undeveloped |
| East | LI | IL | Filling station/convenience store, truck stop |
| West | RPI | PUD (05-541) | Undeveloped |
| | LI | PUD (09-135) | |

(6) Intensity of Development

The proposed development is consistent with the Community General Commercial (CGC) and Light Industrial (LI) functional land use categories. The PUD is appropriate at this location because of similar uses at the intersection of Pritchard Road and I-295.

- The existing residential density and intensity of use of surrounding lands: There is no residential in the immediate area, which makes the property ideal for tractor and trailer storage and parking.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: As mentioned earlier, the site has easy access to I-295.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area and Not required for commercial/industrial use.

(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, the written description states “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 December 15, 2022, the required Notice of Public Hearing sign was posted.



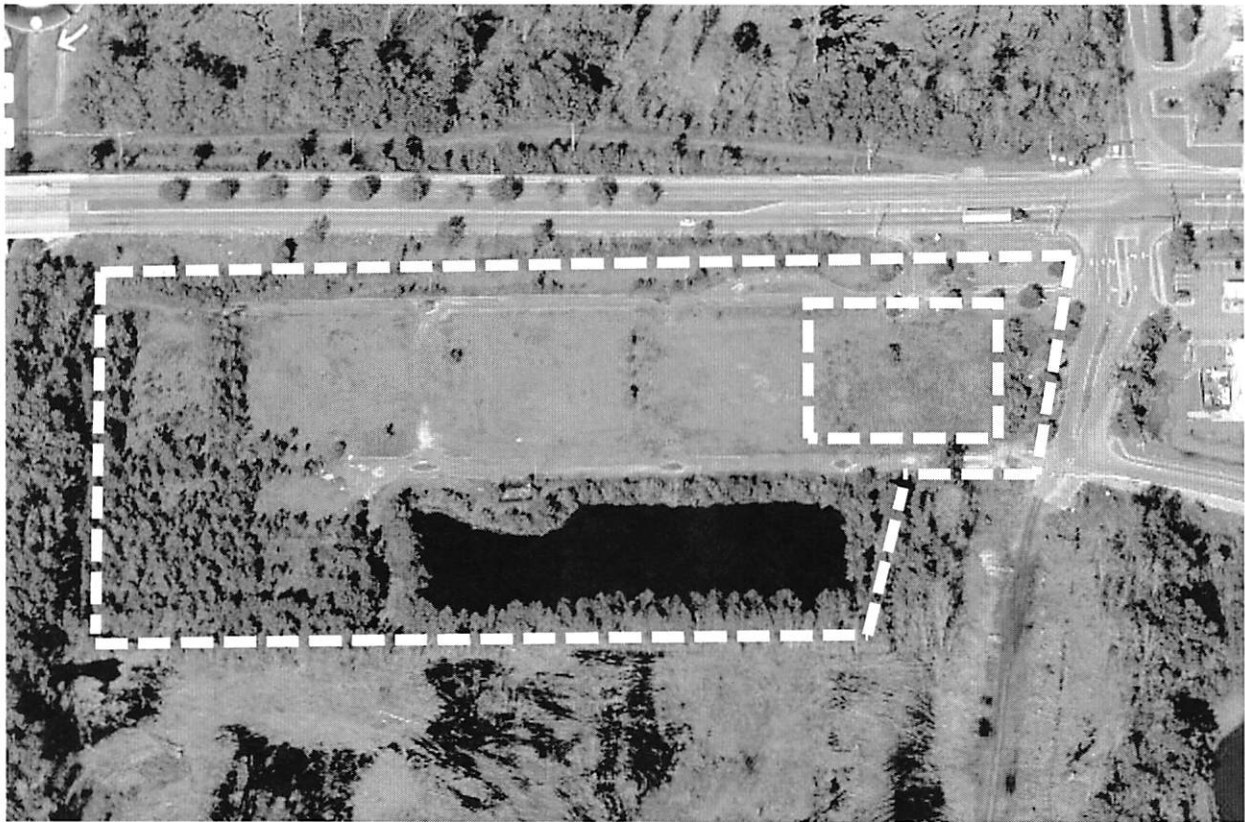
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2022-855** be **APPROVED with the following exhibits:**

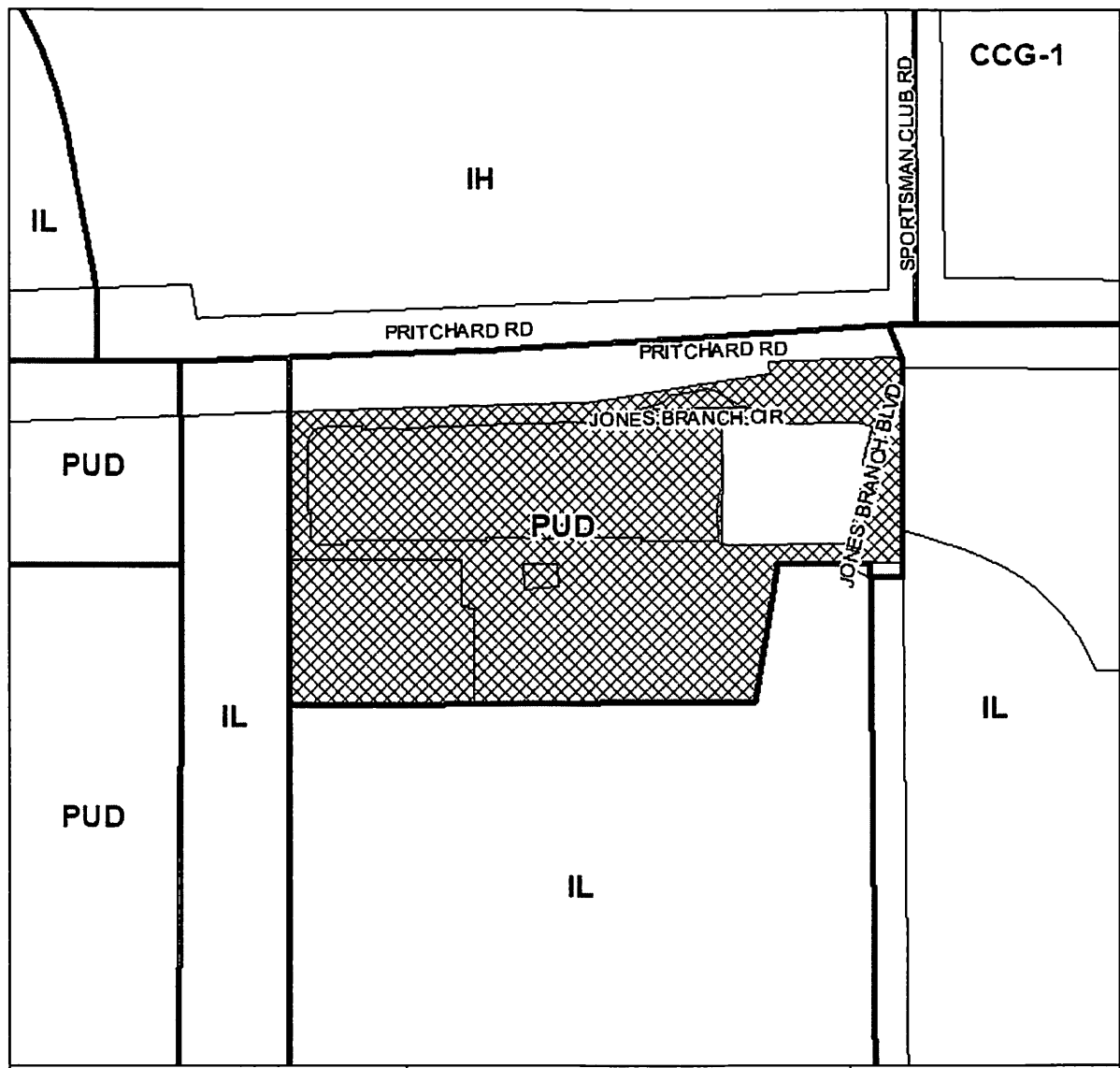
1. The original legal description dated August 31, 2022.
2. The original written description dated August 8, 2022
3. The original site plan dated November 16, 2022.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-855** be **APPROVED subject to the following condition, which may only be changed through a rezoning:**

1. Screening/buffering shall be designed in conformance with the “Jacksonville Design Guidelines and Best Practices Handbook” or as otherwise approved by the Planning and Development Department.

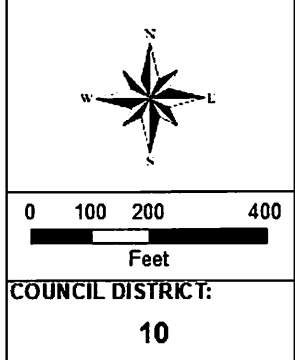
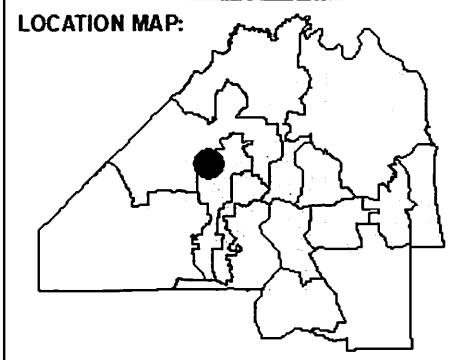


View of subject property.



REQUEST SOUGHT:

FROM: PUD
TO: PUD



ORDINANCE NUMBER
ORD-2022-0855

TRACKING NUMBER
T-2022-4394

EXHIBIT 2
PAGE 1 OF 1

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0855 **Staff Sign-Off/Date** BEL / 10/11/2022
Filing Date 11/16/2022 **Number of Signs to Post** 5
Hearing Dates:
1st City Council 01/10/2023 **Planning Commission** 01/05/2023
Land Use & Zoning 01/18/2023 **2nd City Council** N/A
Neighborhood Association CISCO GARDENS CIVIC ASSOC.
Neighborhood Action Plan/Corridor Study KING SOUTEL NAP, KING SOUTEL CRA

Application Info

Tracking # 4394 **Application Status** PENDING
Date Started 07/13/2022 **Date Submitted** 08/18/2022

General Information On Applicant

Last Name FLEET **First Name** JANIS **Middle Name**
Company Name
 FLEET ASSOCIATES ARCHITECTS PLANNERS, INC.
Mailing Address
 11557 HIDDEN HARBOR WAY
City JACKSONVILLE **State** FL **Zip Code** 32223
Phone 9046667038 **Fax** 904 **Email** JFLEET@FLEETARCHITECTSPLANNERS.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name ALLEN **First Name** JOHN **Middle Name**
Company/Trust Name
 JONES CREEK COMMERCIAL INC
Mailing Address
 7264 JONES BRANCH CIR
City JACKSONVILLE **State** FL **Zip Code** 32220
Phone 9048913390 **Fax** **Email** JALLEN@ALLENLANDGROUP.COM

Property Information

Previous Zoning Application Filed For Site?
If Yes, State Application No(s) 2006-0485-E

| Map | RE# | Council District | Planning District | From Zoning District(s) | To Zoning District |
|-----|-------------|------------------|-------------------|-------------------------|--------------------|
| Map | 003388 0130 | 10 | 5 | PUD | PUD |
| Map | 003388 0105 | 10 | 5 | PUD | PUD |
| Map | 003388 0350 | 10 | 5 | PUD | PUD |
| Map | | | | | |

003388 0300 10 5 PUD PUD
Map 003388 0120 10 5 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) 11.87

Development Number

Proposed PUD Name JONES CREEK

Justification For Rezoning Application

TO ADD TRACTOR STORAGE AS A PERMITTED USE

Location Of Property

General Location

JONES BRANCH BOULEVARD

| House # | Street Name, Type and Direction | Zip Code |
|---------|---------------------------------|----------|
| | JONES BRANCH BLVD | 32220 |

Between Streets

JONES BRANCH BLVD and CSX TRANSPORTATION

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 | |
| 11.87 Acres @ \$10.00 /acre: | \$120.00 |
| 3) Plus Notification Costs Per Addressee | |
| 8 Notifications @ \$7.00 /each: | \$56.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,445.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1 – LEGAL DESCRIPTION

PARCEL 1:

A PORTION OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF EASTERLY LINE OF SAID SECTION 35, WITH THE SOUTHERLY RIGHT OF WAY LINE OF PRITCHARD ROAD, COUNTY ROAD NO. 24 (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED PER CITY OF JACKSONVILLE RIGHT-OF-WAY MAPS PREPARED BY: GHIOTTO & ASSOCIATES, INC. LAST REVISED: 1-22-02, FILE NO. C-195, PROJECT NO. 99-48); THENCE SOUTH 00°34'50" EAST, ALONG THE SAID EASTERLY LINE OF SECTION 35, A DISTANCE OF 372.01 FEET; THENCE SOUTH 89°25'10" WEST, 228.97 FEET/THENCE SOUTH 09°05'25" WEST, 253.60 FEET; THENCE SOUTH 89°25'10" WEST; 428.55 FEET; THENCE NORTH 00°34'50" WEST, 543.65 FEET, TO THE SAID SOUTHERLY RIGHT OF WAY LINE OF PRITCHARD ROAD; THENCE NORTHEASTERLY AND NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE No. 1: NORTH 88°03'47" EAST, 121.73 FEET; COURSE No. 2: NORTH 80°57'50" EAST, 342.90 FEET; COURSE No. 3: NORTH 01°56'16" WEST, 21.83 FEET; COURSE No. 4: NORTH 88°03'47" EAST, 42.58 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE No. 5: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 7944.50 FEET, AN ARC DISTANCE OF 197.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°46'27" EAST, 197.23 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NONEXCLUSIVE PERPETUAL EASEMENT FOR DIRECTING THE FLOW OF STORMWATER RUNOFF; SAID EASEMENT BEING SET FORTH IN PARAGRAPH 2.3 (b), AND DEPICTED ON EXHIBIT L OF THAT CERTAIN DEVELOPMENT, EASEMENT AND MAINTENANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 14120, PAGE 2206, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT:

BUILDING SITE # 1

A PORTION OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

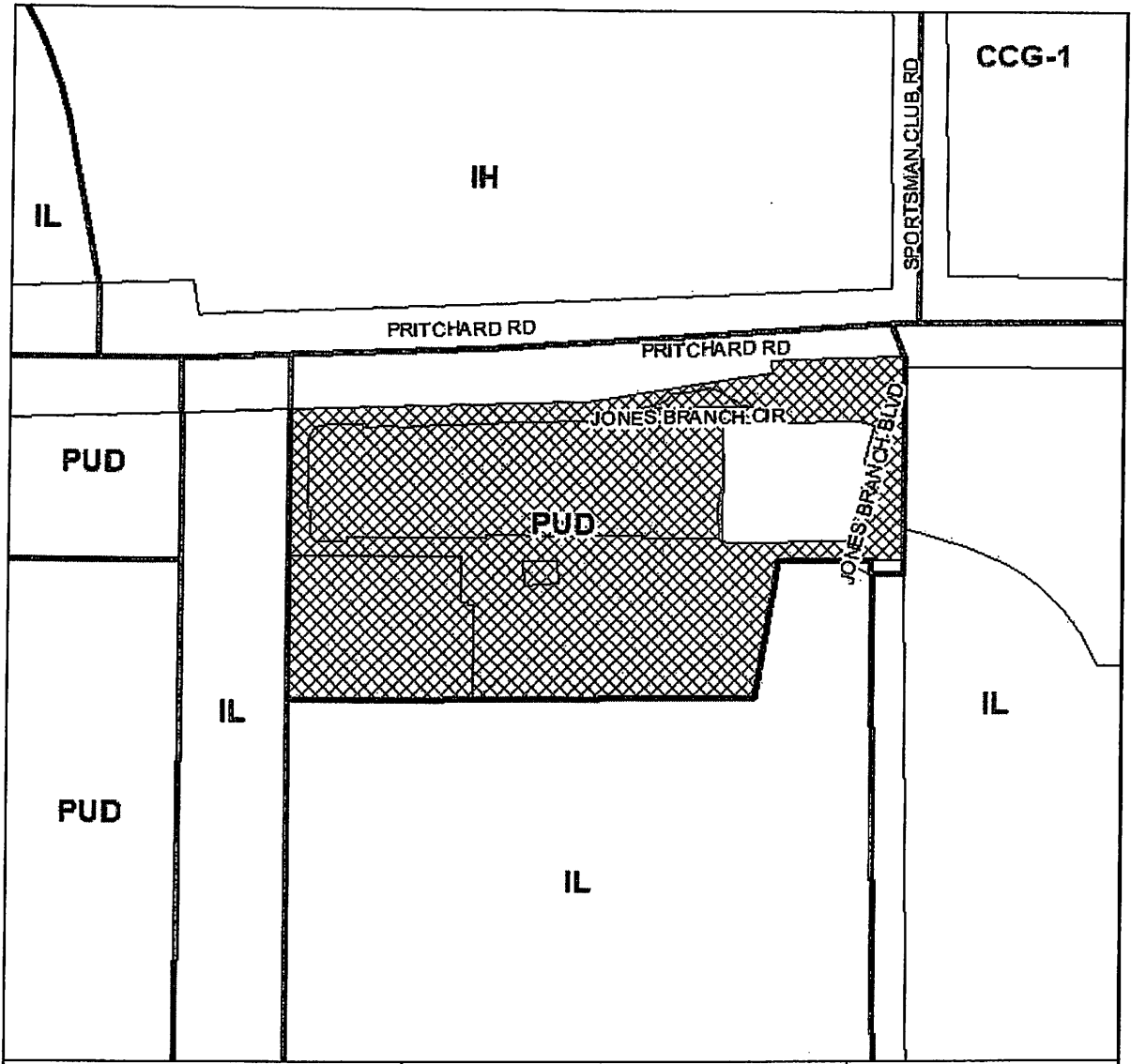
COMMENCE AT THE INTERSECTION OF EASTERLY LINE OF SAID SECTION 35, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PRITCHARD ROAD, COUNTY ROAD NO. 24 (A VARIABLE WIDTH RIGHT-OF-WAY PER RIGHT-OF-WAY MAPS PREPARED BY GHIOTTO & ASSOCIATES, INC. LAST REVISED: 1-22-02, FILE NO. C-195, PROJECT NO. 99-48), SAID POINT LYING ON THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. 1: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 7944.50 FEET, AN ARC DISTANCE OF 197.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°45'58" WEST, 197.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2; SOUTH 88°03'18" WEST, 42.58 FEET; THENCE SOUTH 01°56'45" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ALONG THE SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 113.59 FEET TO THE POINT OF BEGINNING THENCE NORTH 89°11'26" EAST, 157.58 FEET; THENCE SOUTH 70°51'56" EAST, 28.29 FEET TO THE WESTERLY LINE OF AN ACCESS AND UTILITIES EASEMENT DESCRIBED AND RECORDED IN OFFICIAL RECORDS 14120, PAGE 2206 OF THE FOLLOWING CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTHERLY, ALONG SAID WESTERLY LINE, RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES; COURSE 1; SOUTH 18°42'15" WEST, 2.20 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE 2; SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE,

CONCAVE EASTERLY, HAVING A RADIUS OF 769.00 FEET, AN ARC DISTANCE OF 61.59 FEET SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°24'34" WEST, 61.58 FEET; COURSE 3; SOUTH 00°25'21" EAST, 34.63 FEET TO AN ARC OF A CURVE LEADING SOUTHERLY; COURSE 4; SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 761.00 FEET, AN ARC DISTANCE OF 12.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°11'59" WEST, 12.04 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE 5; SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 720.00 FEET, AN ARC DISTANCE OF 19.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°31'20" WEST, 19.50 FEET TO THE POINT OF TANGENCY OF SAID CURVE COURSE 6; SOUTH 12°17'53" WEST, 36.28 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE 7; SOUTHERLY, ALONG AND AROUND SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 498.50 FEET, AN ARC DISTANCE OF 13.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°03'11" WEST, 13.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE 8; SOUTH 13°48'30" WEST, 37.17 FEET TO THE NORTHERLY LINE OF A DRAINAGE EASEMENT DESCRIBED AND RECORDED IN OFFICIAL RECORDS 14120, PAGE 2206 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°19'03" WEST, ALONG SAID LINE, 220.62 FEET; THENCE NORTH 84°43'41" WEST, 10.47 FEET; THENCE NORTH 00°15'19" WEST, 13.56 FEET; THENCE NORTH 00°48'39" WEST, 56.60 FEET; THENCE NORTH 04°19'49" EAST, 39.06 FEET; THENCE NORTH 00°48'39" WEST, 109.40 FEET; THENCE NORTH 89°11'26" EAST, 89.93 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

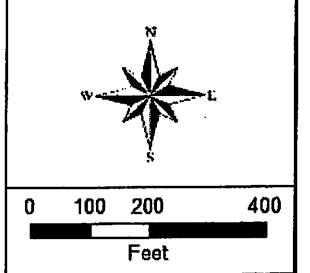
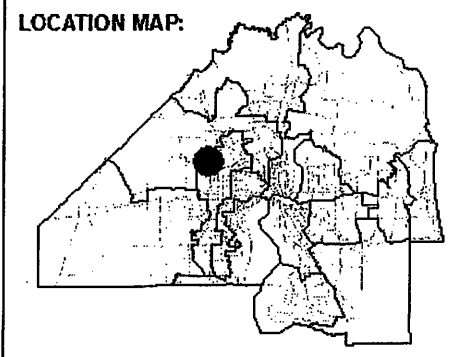
COMMENCE AT THE INTERSECTION OF EASTERLY LINE OF SAID SECTION 35, WITH THE SOUTHERLY RIGHT OF WAY LINE OF PRITCHARD ROAD, COUNTY ROAD NO. 24 (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED PER CITY OF JACKSONVILLE RIGHT-OF-WAY MAPS PREPARED BY GHOTTO & ASSOCIATES, INC. LAST REVISED: 1-22-02, FILE No. C-195, PROJECT No. 99-48); THENCE SOUTH 00°34'50" EAST, ALONG THE SAID EASTERLY LINE OF SECTION 35, A DISTANCE OF 372.01 FEET; THENCE SOUTH 89°25'10" WEST, 228.97 FEET; THENCE SOUTH 09°05'25" WEST, 253.60 FEET; THENCE SOUTH 89°25'10" WEST, 428.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°25'10" WEST, 418.61 FEET TO THE EASTERLY RAILROAD RIGHT OF WAY LINE OF CSX (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°01'03" EAST, ALONG LAST SAID EASTERLY RIGHT OF WAY LINE, 533.90 FEET TO THE SAID SOUTHERLY RIGHT OF WAY LINE OF PRITCHARD ROAD; THENCE NORTH 88°03'47" EAST, ALONG LAST SAID LINE, 413.15 FEET; THENCE SOUTH 00°34'50" EAST, 543.65 FEET TO THE POINT OF BEGINNING.



REQUEST SOUGHT:

FROM: PUD

TO: PUD



COUNCIL DISTRICT:

10

TRACKING NUMBER

T-2022-4394

EXHIBIT 2

PAGE 1 OF 1

Exhibit D

WRITTEN DESCRIPTION

Jones Creek PUD

November 16, 2022

I. PROJECT DESCRIPTION

The property subject to the rezoning is owned by Jones Creek Commercial Inc. It will to be developed by Jones Creek Commercial Inc, a Florida Corporation. Fleet & Associates Architects/Planners, Inc. will provide planning for the project and a professional engineer will be determined after PUD approval.

The Jones Creek PUD was approved in 2006. The applicant is requesting a rezoning from PUD to PUD to allow for the additional right to store tractor trailers on the property, in addition to the uses that were originally designated as various commercial in the 2006 PUD site plan. All other requirements of the PUD approved in 2006 will remain.

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

The subject property is a portion of the Jones Creek PUD approved in 2006. It is identified as Real Estate #003388-0105, #003388-0120, #003388-0130, #003388-0300, and #003388-0350 and is 11.87+/- acres located in the westside of Jacksonville, west of 1-295, and south of Pritchard Road. The area is developed with trucking, logistics and transportation related businesses.

The applicant is requesting a PUD to PUD to allow for the storage of tractor trailers on the property that was originally designated as commercial in the 2006 PUD approved site plan. All other requirements of the PUD approved in 2006 will remain.

The existing land uses of the property included in this PUD rezoning are:

| | |
|-----------------------------|------------|
| • Vacant Commercial | 5.59 acres |
| • Stormwater Retention Pond | 3.05 acres |
| • Pump Station | 0.06 acres |
| • Commercial (ATM) | 0.09 acres |
| • Private Right of Ways | 3.08 acres |

- B. Project Name: Jones Creek PUD

- C. Project Architect/Planner: Fleet & Associates Architects/Planners, Inc.

- D. Project Engineer: To be determined

- E. Project Developer: Jones Creek Commercial Inc.

- F. Current Land Use Designation: CGC, IL

- G. Current Zoning District: PUD
- H. Requested Zoning District: PUD
- I. Real Estate Number(s): 003388-0105
003388-0120
003388-0130
003388-0300
003388-0350

II. QUANTITATIVE DATA

- A. Total Acreage: 11.87 acres
- B. Total number of dwelling units: 0
- C. Total amount of non-residential floor area: 200,000 s.f.
- D. Total amount of recreation area: 0
- E. Total amount of open space: 3.06 acres (Retention Pond)
- F. Total amount of public/private rights of way: 3.08 acres
- G. Total amount of land coverage of all buildings and structures: 140,000 s.f.
- H. Phase schedule of construction (include initiation dates and completion dates):

The development will be constructed in one phase beginning in 2022 and ending in 2028, depending on market conditions.

III. STATEMENTS

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

This PUD was part of the Jones Creek PUD approved in 2006 as a mixed use development. This PUD rezoning will maintain the commercial components of the Jones Creek PUD and adds the storage of tractor trailers as a permitted use to the PUD.

- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated, or maintained by the City.

The property is owned by Jones Creek Commercial Inc., who will develop the project. After the project is developed, it will be operated and maintained by this entity.

IV. USES AND RESTRICTIONS

A. Permitted Uses and Structures:

- 1) Storage of tractor trailers
- 2) **Retail outlets for the sale of food and drugs, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops and pet shops, musical instruments, television and radio (including repair incidental to sales), florists, delicatessens, bakeries, home furnishings and appliances including repairs incidental to sales, office equipment or furniture, hardware, antiques, new automobile parts (including rebuilt parts) and accessories, drycleaning pickup stations, and all other similar retail uses. These uses include drive-through and drive-in facilities, and other similar and compatible uses.**
- 3) **Personal service establishments such as barber and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, laundries and dry cleaners, tailors, dry cleaning pickup, and similar uses.**
- 4) **Libraries, museums, and community centers.**
- 5) **Banks, savings and loans companies, mortgage brokers, stockbrokers and other financial institutions and similar uses, including drive-through and drive-up facilities.**
- 6) **Express or parcel delivery offices, but not trucking distribution centers. Personal storage and mini-warehouse facilities.**
- 7) **Veterinarians, animal hospitals and animal boarding kennels meeting the performance standards and development criteria set forth in Section II G below.**
- 8) **Hotels and motels. Bed and breakfast establishments meeting the performance standards**
- 9) **Art galleries, dance, art, gymnastics, karate and martial arts and music studios, and theaters for stage performances.**
- 10) **Bona fide restaurants, including on premises consumption of beer, wine and alcohol, provided that the establishment shall not be oriented toward the residential development on the Property.**

- 11) **Restaurants with the outside sale and service of food, including drive-through and drive-up facilities, with drives and connections designed and configured for safe access.**
- 12) **Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Section II G below.**
- 13) **Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards**
- 14) **Medical, dental and chiropractic offices or clinics.**
- 15) **Business and professional offices.**
- 16) **Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products in conjunction with a professional service being rendered at the time.**
- 17) **An establishment or facility for the retail sale of all alcoholic beverages, including beer, wine and liquor, for off-premises consumption.**

B. Additional Performance Standards

Additional performance standards for those uses identified shall be as follows:

1. Bed and breakfast establishments shall be allowed subject to the following conditions:
 - a. No cooking facilities shall be allowed in a guestroom.
2. Communication towers shall be permitted subject to the requirements relating to the location of such towers pursuant to Part 15 of the City of Jacksonville Zoning Code.
3. Essential services (utility systems) shall be allowed as a permitted use subject to the following conditions:
 - a. Central water systems, sewerage systems, utility lines, and easements shall be provided in accordance with the appropriate sections of the Jacksonville Municipal Code.
 - b. Water pipelines shall be of sufficient size and located appropriately to provide adequate fire protection for all structures in the development.
 - c. Stormwater management facilities shall be constructed in a manner that enhances its visual appeal. At a minimum these facilities shall:
 - (1) Except where side slopes exceeds 4:1 and adjacent to pedestrian areas, the lake shall be protected by handrail, fence or other decorative element; and,
 - (2) Remain unfenced; and,
 - (3) Utilize a curvilinear slope or be landscaped.
4. Outside retail sale of holiday items shall be allowed subject to the following conditions:
 - a. Outside retail sales shall be limited to thirty (30) days prior to the holiday.
 - b. There shall be adequate parking sufficient to accommodate the additional retail sales.
 - c. There shall be adequate access to the site such that the temporary outside retail sales will not result in undue traffic congestion.
5. Veterinarians, animal hospitals and animal boarding kennels shall be allowed subject to the following conditions:
 - a. A building which are used for animal boarding shall be located on its own lot and shall be completely soundproofed.

Animals shall be kept in the enclosed soundproofed buildings during the hours of 6:00 p.m. to 9:00 a.m.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area: Seventy (70) feet*
- (2) *Minimum lot width: Seventy (70) feet*
- (3) *Maximum lot coverage: Thirty-five (35) percent*
- (4) *Minimum front yard: Twenty (20) feet*
- (5) *Minimum side yard: Ten (10) feet*
- (6) *Minimum rear yard: Twenty (20) feet*
- (7) *Maximum height of structures: Thirty-five (35) feet; provided, however that height may be unlimited where the building is set back on all sides not less than one (1) horizontal foot for each vertical foot in excess of thirty-five (35) feet*

B. Parking

(1) *Parking Requirements.* Parking requirements for on-site parking shall be pursuant to Section 656.604 Ordinance Code. Twenty-five percent (25%) of the parking spaces may be compact spaces (8' x 16'). The size requirements of parking spaces shall be in accordance with Section 656.607, of the Zoning Code. The remainder of the parking spaces will be in accordance with Section 656.604 of the Zoning Code and the required number will be based on the use within the parcel.

(2) *Vehicular Access.*

a. Vehicular access to the Property shall be by way of Pritchard Road substantially as shown on the Site Plan. The final location of all access points is subject to the review and approval of the Planning Department.

b. Within the Property, internal access shall be provided by the private roads of Jones Branch Boulevard and Jones Branch Circler and reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

Sidewalks will be constructed in accordance with the 2030 Comprehensive Plan.

C. Signs:

The purpose of these sign criteria standards is to establish a coordinated signage program that provides for directional communication in a distinctive and aesthetically pleasing manner. All project identity and directional signs shall be architecturally compatible with the buildings represented.

A maximum of two (2) master identity signs are permitted on Pritchard Road. These signs shall not exceed two hundred (200) square feet in area and thirty (30) feet in height and must be a minimum of two hundred (200) feet apart. Double frontage parcels will be allowed signage on each frontage in accordance with the regulations set forth below.

A summary table of the proposed sign regulations is shown on the Signage Guidelines Table below.

1. Commercial/Office Uses: Identity Monument Signs

Identity monument signs are permitted for each Commercial use. Each such use will be permitted one (1) externally or internally illuminated identity monument sign with two sides; provided, however, that double frontage parcels will be allowed signage on each frontage. These signs will be oriented to the street(s) on which the lot has frontage, identifying the building (tenant) as a whole and/or its predominant use. Multiple tenants within one building or a connected series of buildings on a lot may be identified with one shared monument sign.

- a. Master Identity Monument Signage on Pritchard Road may not exceed thirty (30) feet in height and one square foot per linear foot of frontage on the road, up to two hundred (200) square feet, in area, a minimum of one hundred (100) feet apart. This signage may be utilized to identify the residential development and/or commercial project.
- b. Signage for individual commercial/office development parcel may not exceed ten (10) feet in height and fifty (50) square feet (each

3. Commercial/Office Uses: Other Signs

Wall signs are permitted and shall not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building facing the public rights-of-way.

In addition to wall signs, awning signs are permitted and shall not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building facing the public rights-of-way; provided, any square footage utilized for an awning sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

Under canopy signs are permitted. One (1) under the canopy sign per occupancy is permitted not exceeding a maximum of twenty (20) square feet in area per side; 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.

Directional signs indicating major buildings, common areas, various building entries, will be permitted. The design of these signs should reflect the character of the use identity signs and may include the project logo and name. For predominately vehicle directional signage, such signs shall be a maximum of twelve (12) square feet in area per sign face. For pedestrian directional signage, such as "informational side walk kiosks", 1, 2, 3 or 4 sided (or cylindrical), such signs shall also be a maximum of twelve (12) square feet per side. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Real estate and construction signs are permitted. Signs of a maximum of thirty-two (32) square feet in area and twelve (12) feet in height for model homes also shall be permitted.

Because all identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs as well as wall, awning, and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Banner signs will be permitted not to exceed fifty (50) square feet in area. Banner signs may be posted for a maximum of thirty (30) days at a time. The banners shall be permitted to display logos and/or the name of the project and/or owner or developer and identify sales activities. Festival banners placed on street light poles are permitted.

Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.

Signage Guidelines Table

| Sign Type | General Location | Quantity | Max Area Per Side (sq ft) | Max Height (ft) | Min Dist Btwn Signs (ft) |
|-------------------------------------|---|-----------------|------------------------------------|-----------------|--------------------------|
| Master Identity Monument Signs | Pritchard Road | 2 | 200 | 30 | 100 |
| Commercial Identity Monument Signs | Pritchard Road/Service Road | 1 Per Parcel | 50 | 10 | 100 |
| Residential Identity Monument Signs | Condominium, Townhome, and Single Family Uses | 1 per Parcel | 24 | 8 | |
| Wall Signs | Project Wide | 1 Per Bldg Side | 10% of sq ft of occupancy frontage | | |
| Awning Signs | Project Wide | 1 Per Bldg Side | 10% of sq ft of occupancy frontage | | |
| Under Canopy Signs | Project Wide | 1 Per Occupancy | 20 | | |
| Directional Signs | Project Wide | | 12 | | |
| Information Kiosks | Project Wide | | 20 | | |

D. Landscaping:

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

E. Recreation and Open Space:

The stormwater retention pond will provide open space for the development.

F. Utilities

Water will be provided by JEA.
Sanitary sewer will be provided by JEA.
Electric will be provided by JEA.

G. Wetlands

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

H. Buffers

The Property shall have buffers in accordance with Part 12 of the Zoning Code.

VI. DEVELOPMENT PLAN APPROVAL

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

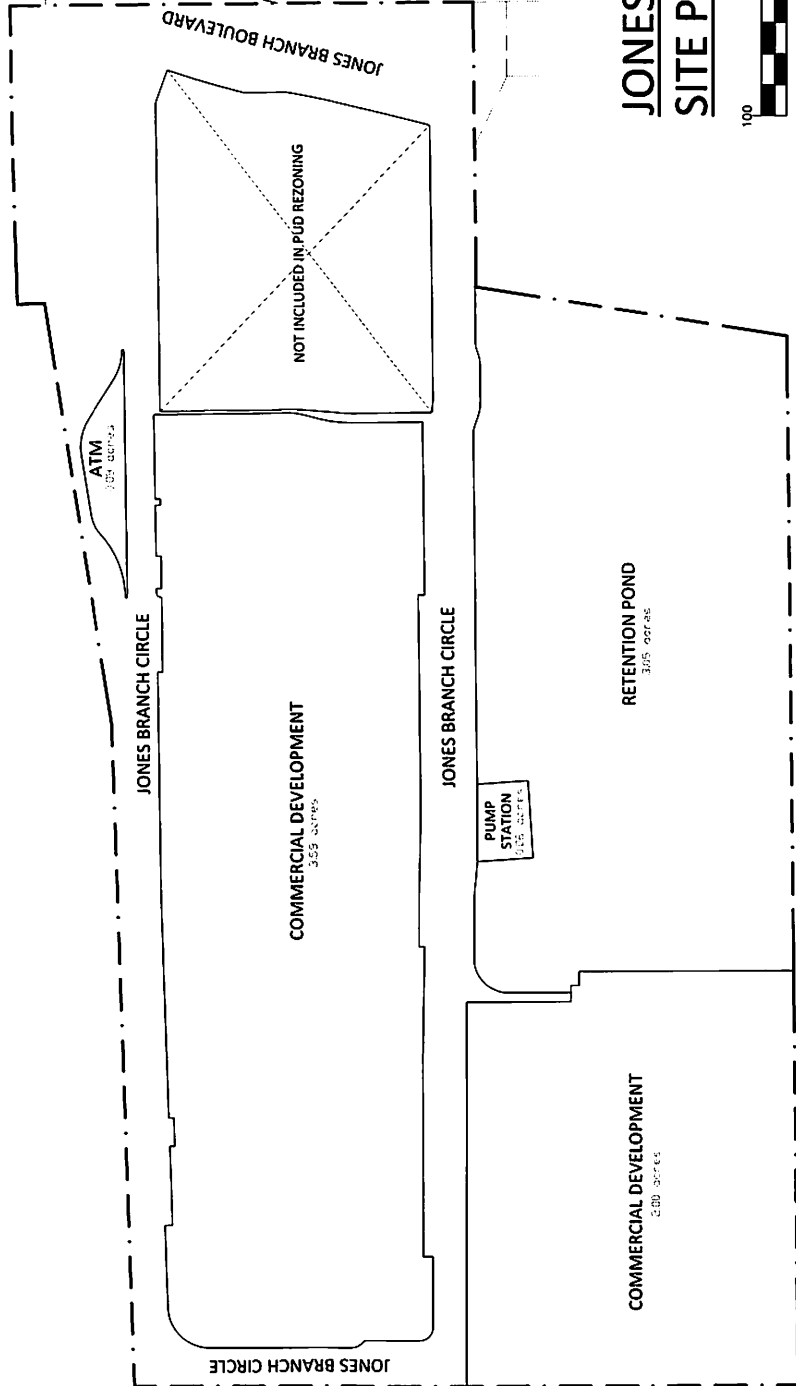
VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

- A. Is more efficient than would be possible through strict application of the Zoning Code
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

SPORTSMAN CLUB ROAD

PRITCHARD ROAD / COUNTY ROAD NO. 24



JONES CREEK PUD SITE PLAN



DUVAL CONNECTING RAILROAD CO.

August 17, 2022

Exhibit 4
Page 1 of 1

EXHIBIT F

PUD name

Jones Creek

| | | |
|---|--------------|----------|
| Total Gross Acreage | 11.87 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 | 5.74 Acres | 48.36 % |
| 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 | 3.05 Acres | 25.70 % |
| Public and/or private right-of-way | 3.08 Acres | 25.95 % |
| Maximum coverage of non-residential buildings or structures | 0.00 Sq. ft. | 27 % |