

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

February 18, 2021

The Honorable Tommy Hazouri, President
The Honorable Michael Boylan, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report

Ordinance No.: 2020-607

Application for: St Johns Bluff Road PUD

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Deny**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated September 15, 2020
2. The revised written description dated December 23, 2020
3. The revised site plan dated December 23, 2020

Recommended Planning Commission Conditions to the Ordinance: **None**

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

Planning Commission Commentary: There were no speakers in opposition. The discussion among the Commissioners centered on the list of uses and the recommendation was to limit the intensive commercial uses before the LUZ public hearing.

Planning Commission Vote: 5-0

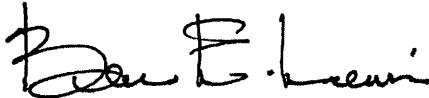
Joshua Garrison, Chair Aye
Dawn Motes, Vice Chair Absent
David Hacker, Secretary Absent

Planning Commission Report
Page 2

Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Aye
Jason Porter	Absent

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 2020-607 TO
PLANNED UNIT DEVELOPMENT

February 18, 2021

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2020-607 to Planned Unit Development.

Location: 0 & 404 St Johns Bluff Road and
10639 Airport Terrace Drive; between Airport
Terrace Drive and Craig Drive

Real Estate Number(s): 163411-0020; 163411-0010; 163215-0000

Current Zoning District(s): Residential Low Density-60 (RLD-60)
Commercial Residential Office (CRO)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)
Residential Professional Institutional (RPI)

Proposed Land Use Category: Community General Commercial (CGC)

Planning District: Greater Arlington/Beaches, District 2

Applicant/Agent: Patrick W Krechowski, Esq.
Balch and Bingham, LLP
1 Independent Drive, Suite 1800
Jacksonville, Florida 32202

Owner: Hank Duckworth
St Johns 404 LLC
844 Whitlock Avenue, Suite 200
Jacksonville, Florida 32211

Staff Recommendation: DENY

GENERAL INFORMATION

Application for Planned Unit Development 2020-607 seeks to rezone approximately 2.30 acres of land from Residential Low Density-60 (RLD-60) and Commercial Residential Office (CRO) to PUD. The rezoning to PUD is being sought to allow for two office buildings; one 15,000 square feet and the other 9,375 square feet. Allowed uses within the PUD are generally consistent with the uses in CCG-1 and CCG-2.

There is a companion Land Use Amendment, 2020-606 (L-5460-20C). The proposed LUA is for LDR and RPI to CGC. The Planning Department is recommending denial of the land use change due to the increased intensity of uses allowed in CGC. Staff has indicated to the agent that if the Land Use Category did not change and remained LDR and RPI and the uses within the PUD were consistent with those Land Use Categories then support would have been possible for this PUD. However, the applicant and his client wanted to continue with the Land Use Amendment to the intensified CGC and include more intense uses within the PUD.

This application has been revised with a new Written Description and Site Plan, which changed the whole scope of the project from RV, boat, food truck, automobile, etc. storage to an office/commercial building proposal. Staff believes that though the project has changed the uses presented in the PUD are not consistent with the 2030 Comprehensive Plan's GOPs and the Corridor Study along St Johns Bluff Road and is not compatible with the adjacent residential properties. The Written Description does contain the use of "Storage of Boat, RVs, automobiles, but not line-haul/tractor trailer storage or food trucks" still.

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?

No. When applying the criteria of consistency with the 2030 Comprehensive Plan, the combined factors of the goals, objectives and policies of the plan along with the appropriate Functional Land Use Categories are used. The proposed land use category for the PUD is CGC. Community/General Commercial in the Suburban Area is intended to provide commercial development in a nodal development pattern and is preferred in locations, which are supplied with full urban services and abut a roadway classified as an arterial or higher on the Functional Highway Classification Map. St Johns Bluff Road North is a collector road, which is a lesser classification than arterial. The closest CGC properties are at the corner of Atlantic Boulevard and St Johns Bluff Road North. That is an appropriate area for CGC as Atlantic Boulevard is a principal arterial roadway. The CGC there is abutting RPI, a transitional land-use category that includes both residential and less-intense commercial uses. The subject property is both RPI and LDR, which is consistent with the properties along St Johns Bluff Road North. Therefore, the proposal of a PUD

to allow to for commercial uses including; storage of RVs, automobiles, and boats, Personal Property storage, light manufacturing, commercial retail sales, and building construction trades with outside storage, is not consistent with the intent of the 2030 Comprehensive Plan. A description of the category is noted below.

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

No. This proposed rezoning to Planned Unit Development is inconsistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

Policy 1.1.11

Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.

As stated, the proposed development is not located adjacent to or abuts CGC land use or higher intensity commercial. The proposed development abuts residential properties and is located on a collector roadway. Currently, the property is RPI with CRO and LDR with RLD-60. Both land use categories and zoning districts are consistent with the surrounding areas, as is. Intensification of the development would be a spot zoning and land use that is not appropriate for the type of development. An office with CRO uses is appropriate and allowed without the rezoning and land use amendment proposed. The added CCG/CGC uses are not appropriate in intensity.

Policy 3.1.3

Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

The subject property is located adjacent to single-family dwellings and the current land use and zoning provides for commercial transition at a low intensity. The proposal of CGC and the uses in the PUD would no longer provide ample transition and would fully add commercial intensity into this area.

Policy 3.2.4

The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

The subject property is located adjacent to single-family dwellings and the current land use and zoning provides for commercial transition at a low intensity. The intensification to CGC and allowing outside storage of vehicles is not consistent or compatible with the residential nature of the western side of St Johns Bluff Road North. The internal design and the uses proposed are not compatible with the surrounding area or low in intensity to allow for transition.

(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. This includes uncomplimentary use buffers and screening between the proposed commercial use and residential uses/zoning. The access point is on St Johns Bluff Road, which is consistent with development criteria, and provides ample parking on site. The structures and site plan are not under scrutiny for this proposed rezoning; rather it is the uses that are allowed in the proposed buildings that are too intense for the surrounding area and the potential of allowing outdoor storage just feet from existing residential dwellings.

(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): RPI and LDR. There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series L-5460-20C (Ord. 2020-0606) that seeks to amend the portion of land that is within the LDR & RPI land use category to CGC. The Planning and Development Department finds that the proposed PUD is inconsistent 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. Currently, there is nothing in the Concurrency system regarding this proposed outdoor storage project. If approval, the agent/owner will need to submit a Mobility & CRC application to the Concurrency & Mobility Management System Office for review/fee assessment/approval.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands commercial uses including; storage of RVs, automobiles, and boats, Personal Property storage, light manufacturing, commercial retail sales, and building construction trades with outside storage. 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. There is no residential uses proposed in this PUD.

(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 applicant states in their Written Description that the site will comply with Part 12 of the Landscaping Section in the Zoning Code with additional landscaping on the Northern and Western property lines.
- The treatment of pedestrian ways: Sidewalks will be provided, consistent with the requirements of the 2030 Comprehensive Plan. There is an existing sidewalk on St Johns Bluff Road North in the City ROW.
- The use and variety of building setback lines, separations, and buffering: The applicant indicates in their Written Description that for any buildings built will have the following setbacks; front-20 feet, side- 10 feet, and rear- 10 feet. The proposed site plan depicts two office buildings; one 15,000 square feet and the other 9,375 square feet, which will be buffered via the requirements for the uncomplimentary use buffer requirements.

(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: The northern portion of the site directly abuts seven residential properties. Along that north portion of the subject property there is a retention pond, parking area, and an office building. There is a 10 feet buffer with 8 feet tall vinyl fencing that separates those uses from the residential dwellings.
- The type, number and location of surrounding external uses: Eight Single-family dwellings directly abut the subject property. There are two vacant lots to the south, both zoned CRO but fully wooded and undeveloped.
- 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	RPI	CRO	Single-family dwelling
South	RPI	CRO	Vacant wooded lot
East	PBF	PBF-3	Airfield
West	LDR	RLD-60	Single-family Dwelling

(6) Intensity of Development

The proposed development is inconsistent with the LDR and RPI functional land use category and Staff does not support the request to CGC to make the PUD consistent with the land use. The PUD is inappropriate at this location because it abuts residential uses, does not provide a transitional use between the proposed uses and residential properties, and is an intensification of commercial use that is not located on an arterial roadway. The subject property is also located in the St Johns Bluff Corridor Study. In an effort to preserve the character of the corridor, commercial/retail uses are to be limited to the RPI and BP land use categories. Commercial uses in the RPI land use category should be restricted to those uses allowed in the CRO or CN zoning districts. NC and CGC land uses should be restricted to the nodes where such uses already exist. Therefore, the amendment is inconsistent with the Corridor Study.

- The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The only use proposed on the site at this time is two office buildings that allow a range of commercial uses in and on the site. Several commercial uses are listed as allowed uses within the PUD. The uses are inappropriate at the property because it abuts residential and is not compatible with the less intense commercial in the area and on the western side of St Johns Bluff Road North.
- The existing residential density and intensity of use of surrounding lands: The subject property abuts eight (8) residential properties, all developed with at least one single-family homes on each parcel. All residential parcels are in either the CRO or RLD-60 zoning districts.

(7) Usable open spaces plazas, recreation areas.

Not required for commercial/industrial use.

(8) Impact on wetlands

There are no jurisdictional or isolated wetlands on the Property.

(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 parking required for this development generally meets the requirements of 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 October 21, 2020, 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 2020-607 be **DENIED with the following exhibits:**

1. The original legal description dated September 15, 2020
2. The revised written description dated December 23, 2020
3. The revised site plan dated December 23, 2020

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2020-607 be **DENIED**



Aerial



Subject Property from Airport Terrace Drive

Source: COJ, Planning & Development Department
Date: 10/21/2020



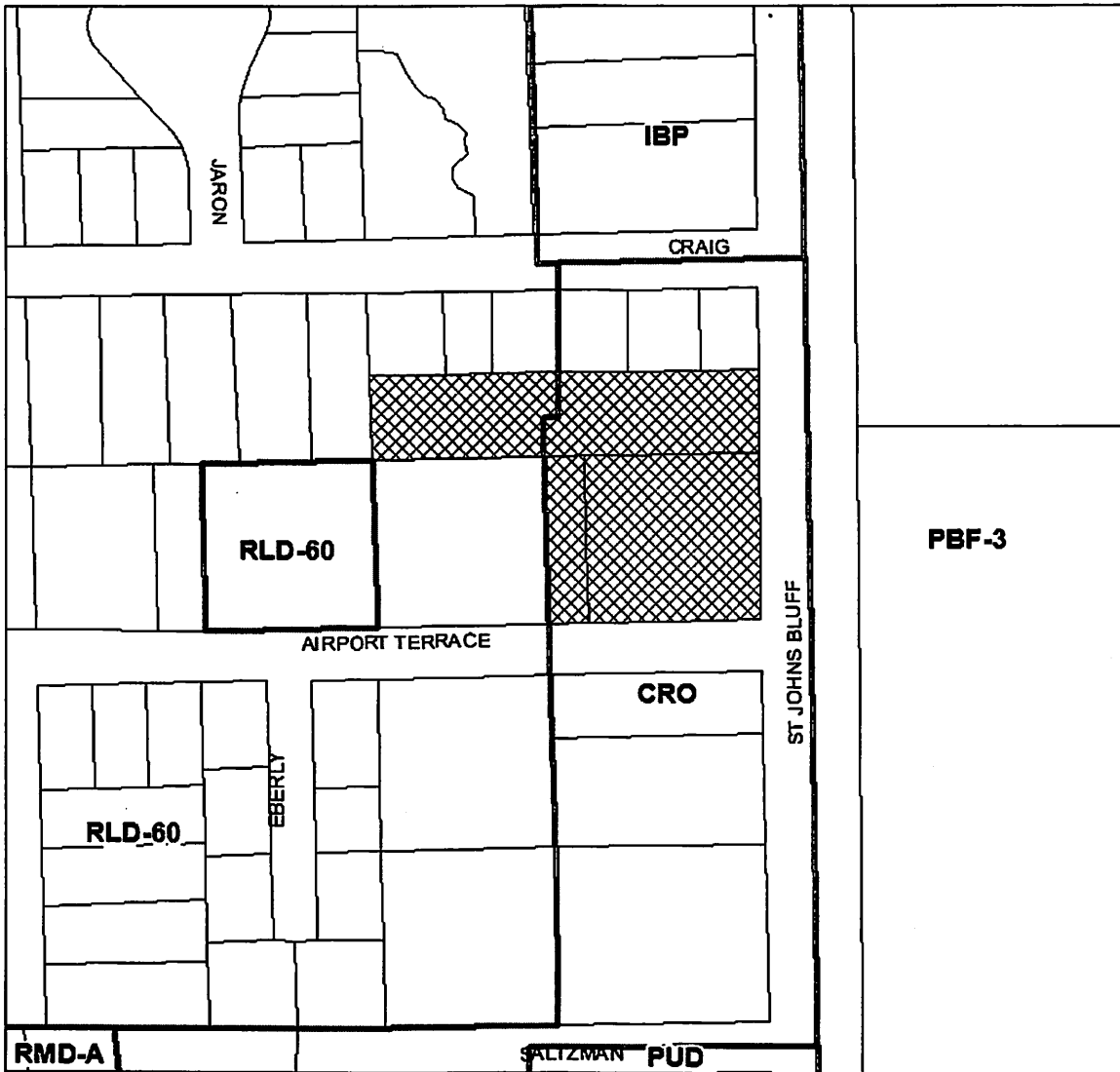
Subject Property from St Johns Bluff Road North

*Source: COJ, Planning & Development Department
Date: 10/21/2020*

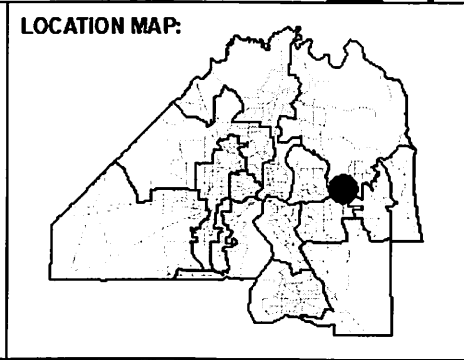


Property to the east: Craig Airport

*Source: COJ, Planning & Development Department
Date: 10/21/2020*



REQUEST SOUGHT:
FROM: RLD-60 & CRO
TO: PUD



0 65 130 260
 Feet

COUNCIL DISTRICT:
 2

ORDINANCE NUMBER
 ORD-2020-0607

TRACKING NUMBER
 T-2020-3011

EXHIBIT 2
PAGE 1 OF 1



21 West Church Street
Jacksonville, Florida 32202-3139

October 16, 2020

MEMORANDUM

To: Planning and Development Department

From: Susan R. West, PE
JEA

Subject: PUD Zoning Application
St Johns 404 PUD
ORD 2020-0607

PUD application for an outdoor storage development. JEA availability letter 2020-3076 was issued on 09/23/2020 for 1,000 gpd for the proposed development. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

Additional service and design elements will be addressed following applicant's construction plan review submittal. If you have any questions, please call or email me directly at 904-665-7980 or westsr@jea.com.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2020-0607 Staff Sign-Off/Date CMQ / N/A
 Filing Date 10/13/2020 Number of Signs to Post 4
 Hearing Dates:
 1st City Council 02/23/2021 Planning Commission 02/18/2021
 Land Use & Zoning 03/02/2021 2nd City Council 03/09/2021
 Neighborhood Association COMM OF E ARLINGTON; GREATER ARLINGTON CIVIC COUNCIL
 Neighborhood Action Plan/Corridor Study ST JOHNS BLUFF CORRIDOR STUDY

Application Info

Tracking # 3011 Application Status PENDING
 Date Started 07/16/2020 Date Submitted 07/20/2020

General Information On Applicant

Last Name First Name Middle Name
 KRECHOWSKI PATRICK W
 Company Name
 BALCH AND BINGHAM, LLP
 Mailing Address
 1 INDEPENDENT DRIVE, SUITE 1800
 City State Zip Code
 JACKSONVILLE FL 32202
 Phone Fax Email
 9043486877 8662261996 PKRECHOWSKI@BALCH.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name
 DUCKWORTH HANK
 Company/Trust Name
 ST. JOHNS 404 LLC
 Mailing Address
 844 WHITLOCK AVENUE, SUITE 200
 City State Zip Code
 JACKSONVILLE FL 32211
 Phone Fax Email
 9047838384 HANKDUCKWORTH@DCC.TO

Property Information

Previous Zoning Application Filed For Site?
 If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 163411 0020	2	2	CRO	PUD
Map 163411 0010	2	2	CRO	PUD
Map 163215 0000	2	2	CRO,RLD-60	PUD

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

Existing Land Use Category
 NC

Land Use Category Proposed?
 If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 2.30
 Development Number
 Proposed PUD Name ST JOHNS 404

Justification For Rezoning Application

REZONING FOR OUTDOOR VEHICLE STORAGE.

Location Of Property

General Location
 EAST ARLINGTON

House #	Street Name, Type and Direction	Zip Code
404	ST JOHNS BLUFF RD N	32225
Between Streets		
CRAIG DRIVE	and AIRPORT TERRACE	

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

Exhibit 1 A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.

Exhibit A Property Ownership Affidavit – Notarized Letter(s).

Exhibit B Agent Authorization - Notarized letter(s) designating the agent.

Exhibit C Binding Letter.

Exhibit D Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.

Exhibit E Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.

Exhibit F Land Use Table

Exhibit G Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

Exhibit H Aerial Photograph.

Exhibit I Listed Species Survey (If the proposed site is greater than fifty acres).

Exhibit J Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).

Exhibit K Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required SIGN(S) must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING.** (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

1) Rezoning Application's General Base Fee: \$2,269.00

2) Plus Cost Per Acre or Portion Thereof
2.30 Acres @ \$10.00 /acre: \$30.00

3) Plus Notification Costs Per Addressee
32 Notifications @ \$7.00 /each: \$224.00

4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$0.01

NOTE: Advertising Costs To Be Billed to Owner/Agent

404 St Johns Bluff Road

LN	Legal Description
1	20-63 18-2S-28E 1.05
2	AIRPORT TERRACE
3	LOTS 20,21(EX W1/3 OF W1/2)

0 N St Johns Bluff Road

LN	Legal Description
1	18-35 18-2S-28E
2	ATLANTIC BLVD ESTATES SEC 11
3	LOT 1,S1/2 LOT 3

10657 Airport Terrace Drive

LN	Legal Description
1	20-63 18-2S-28E .2
2	AIRPORT TERRACE
3	W1/3 OF W1/2 OF LOTS 20,21

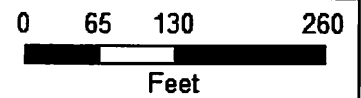
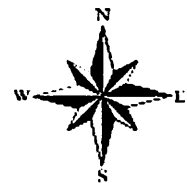
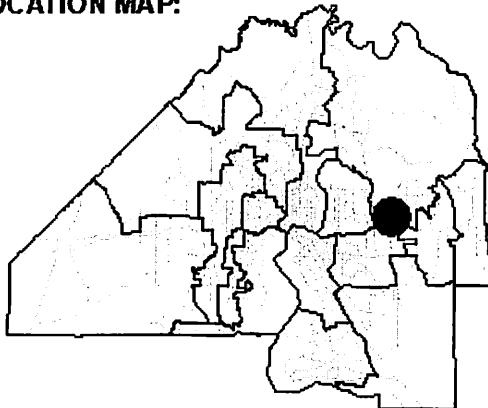


REQUEST SOUGHT:

FROM: RLD-60 & CRO

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

2

TRACKING NUMBER

T-2020-3011

**EXHIBIT 2
PAGE 1 OF 1**

Exhibit D

WRITTEN DESCRIPTION

ST. JOHNS 404 PUD

(December 23, 2020)

I. PROJECT DESCRIPTION

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

404 St. Johns Bluff Road N, 0 St. Johns Bluff Road N, & 10657 Airport Terrace Drive, RE #s: 163411 0010, 163411 0020, 163215 0000; 2.12 total acres; currently abandoned structure that was either residence and/or commercial office in CRO zoning district; surrounding uses are low-density residential (CRO) and airport (PBF-3). Types of surrounding businesses include automobile dealership, airport, outdoor vehicle storage, retail, vacant, office, service garage, service station, storage and warehouse; proposed uses are RV/boat/vehicle storage.

B. Project Name: St. John's Office Park

C. Project Architect/Planner: Alpha Southeast

D. Project Engineer: Alpha Southeast

E. Project Developer: St. Johns 404, LLC

1) Current Land Use Designation: *RPI; West half of 0 St. Johns is LDR.*

2) Current Zoning District: *CRO; West half of 0 St. Johns is RLD-60*

F. Requested Zoning District: *PUD*

G. Real Estate Number(s); *163411 0010, 163411 0020, 163215 0000*

II. QUANTITATIVE DATA

A. Total Acreage: *2.12 Acres*

B. Total number of dwelling units: *0*

C. Total amount of non-residential floor area: *24,375 square feet*

- D. Total amount of recreation area: 0
- E. Total amount of open space: 21,592 sq.ft. (21%)
- F. Total amount of public/private rights-of-way: 0
- G. Total amount of land coverage of all buildings and structures: 65% of total lot area.
- H. Phase of schedule of construction (include initiation dates and completion dates):
Construction to begin upon receipt of applicable building permits; all site work to be completed within 150 days thereafter.

III. STATEMENTS

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

The proposed PUD includes a multi-parcel property that is currently zoned CRO (Commercial-Residential-Office). The intended use of the property is going to be changed from vacant residential/office to PUD to accommodate two commercial office buildings and associated parking.

- 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 owner and its successors, assigns and lessees will continue to operate and maintain all areas and functions of the Property described herein.

IV. USES AND RESTRICTIONS

- A. Permitted Uses:

- 1) Business & Professional offices
- 2) Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a stand-alone structure
- 3) Employment/hiring Agencies & Union halls, but not labor pools
- 4) Medical clinics
- 5) Schools to include Vocational, Trade or Industrial
- 6) Radio or Television broadcasting offices, Studios, Transmitters, Telephone & Cellular towers
- 7) Printing & Publishing
- 8) Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
- 9) Storage of Boat, RVs, automobiles, but not line-haul/tractor trailer storage or food trucks
- 10) Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4
- 11) Express or parcel delivery offices and similar uses (but not freight or truck terminals)
- 12) Retail plant nurseries including outside delivery, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity

- 13) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display
- 14) Research, dental and medical laboratories, manufacturers or prosthetic appliances, dentures, eyeglasses, hearing aids and similar products
- 15) Telephone exchanges, repair or installation facilities
- 16) Commercial Retail Sales and Service Establishments
- 17) Building Construction trades with outside storage
- 18) Essential Services to include water, sewer, gas, telephone, radio & electric
- 19) Veterinarian services, animal boarding, meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception: *Those authorized in Section 656.313 CCG-1;*

- 1) Indoor service and repair of general appliances and small engines without outdoor storage or display
- 2) Restaurants to include retail sale of beer & wine for consumption on premises
- 3) Automobile repairs, major and minor
- 4) Auto laundry for boats, RVs and automobiles

C. Limitations on Permitted and Permissible Uses by Exception: *See above.*

D. Permitted Accessory Uses and Structures: *Those authorized in Section 656.403*

E. Restrictions on Uses: *None.*

V. DESIGN GUIDELINES

A. Lot Requirements:

- 1) *Minimum lot area: 10,000 square feet*
- 2) *Minimum lot width: 100 feet*
- 3) *Maximum lot coverage: none*
- 4) *Minimum front yard: 20 feet*
- 5) *Minimum side yard: 10 feet*
- 6) *Minimum rear yard: 10 feet*
- 7) *Maximum height of structure: 60 feet*

B. Ingress, Egress and Circulation:

1) Parking Requirements. The parking required for this development generally meets the requirements of Part 6 of the Zoning Code. The proposed project will include 116 total parking spaces for RV/boat/food truck storage. The parking space sizes will be distributed as follows:

74 spaces – 12'x25'
16 spaces – 12'x30'

- 11 spaces – 12'x35'
- 15 spaces – 12'x50'

2) *Vehicular Access.*

- a. Primary vehicular access to the Property shall be by way of Airport Terrace Drive, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
- b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. **Signs:**

Signage shall be as permitted by Part 13, Chapter 656, Zoning Code, or under CRO zoning districts OR (i) One nonilluminated or externally illuminated monument sign not exceeding a maximum of 24 square feet in area and 12 feet in height is permitted; and (ii) One five square foot nonilluminated, externally illuminated or internally illuminated wall sign is permitted; or (iii) In lieu of (i) and (ii), above, one nonilluminated, externally illuminated or internally illuminated wall sign not exceeding 32 square feet in area is permitted. (iv) In lieu of the wall sign allowed under (ii) or (iii) above, the following wall signs are allowed, provided the property has at least 200 feet of street frontage, is at least three acres in size and meets all other applicable requirements of this section regarding occupancy frontage: (A) For buildings less than three stories in height: (1) Two wall signs not exceeding, collectively, 100 square feet if located on the side of the building facing an arterial or higher roadway, and (2) Two wall signs, per side of building, not exceeding, collectively, 75 square feet in area if located on the side of the building facing any other roadway. (B) For buildings three stories or higher in height: (1) Two wall signs not exceeding, collectively, 150 square feet in area if located on the side of the building facing an arterial or higher roadway, and (2) Two wall signs, per side of building, not exceeding, collectively, one 100 square feet in area if located on the side of a building facing any other roadway. (C) The wall signs allowed under this subsection (iv) shall be allowed only if the sign structure is not located within 250 feet of any residential zoning district.

D. **Landscaping:**

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

Further, landscape screening will be provided along the northern and western borders of the property as depicted in the attached site plan.

E. Recreation and Open Space:

The existing dwelling unit(s) on the property are in disrepair and will be removed. Therefore, no dedicated recreation or open space is required.

F. Utilities.

Water and electric will be provided by JEA. Sanitary sewer service to the site has not yet been established. The proposed development will connect to available JEA services.

G. Wetlands

There are no jurisdictional or isolated wetlands on the Property.

VI. DEVELOPMENT PLAN APPROVAL

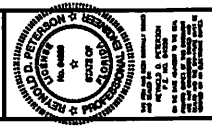
With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall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

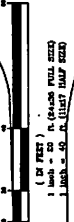
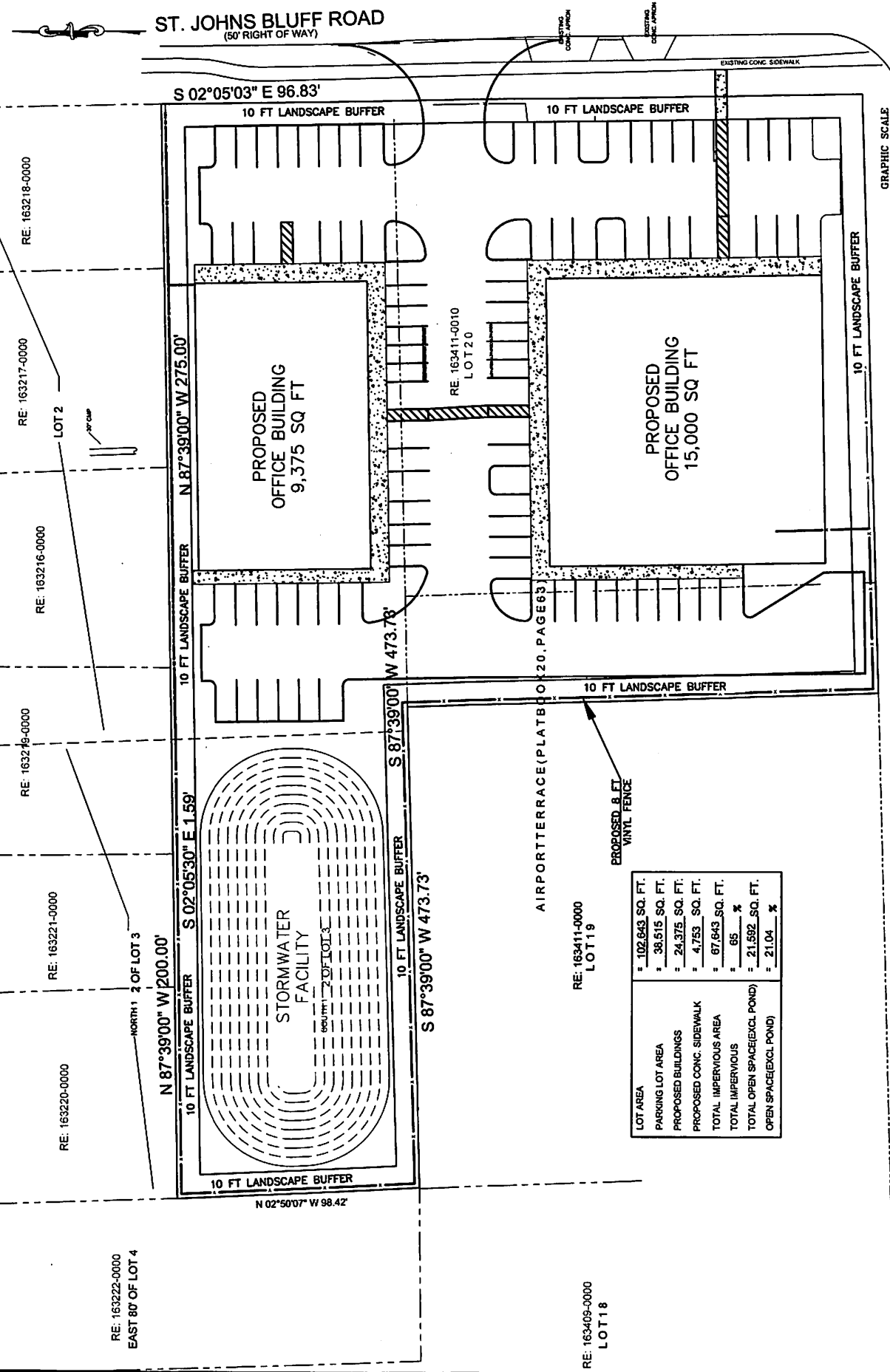
ALPHA SOUTHEAST
 2870 ROSSBIE STREET, SUITE B
 JACKSONVILLE, FLORIDA 32204
 PHONE: (904) 551-4945
 CA. NO. 28643



ST JOHNS 404 OFFICE COMPLEX
 FOR
 ST JOHNS 404
 CONCEPTUAL SITE PLAN

NO.	DATE	DESCRIPTION
1	12/27/2020	ISSUED FOR PERMIT
2	01/07/2021	AS NOTED

SHEET NO.



AIRPORT TERRACE DRIVE
 (60' RIGHT OF WAY)

LOT AREA	= 102,643 SQ. FT.
PARKING LOT AREA	= 38,515 SQ. FT.
PROPOSED BUILDINGS	= 24,375 SQ. FT.
PROPOSED CONC. SIDEWALK	= 4,753 SQ. FT.
TOTAL IMPERVIOUS AREA	= 67,643 SQ. FT.
TOTAL IMPERVIOUS	= 65 %
TOTAL OPEN SPACE(EXCL. POND)	= 21,592 SQ. FT.
OPEN SPACE(EXCL. POND)	= 21.04 %

RE: 163411-0000
 LOT 19

RE: 163409-0000
 LOT 18

RE: 163222-0000
 EAST 80' OF LOT 4

RE: 163220-0000

RE: 163221-0000

RE: 163249-0000

RE: 163216-0000

RE: 163217-0000

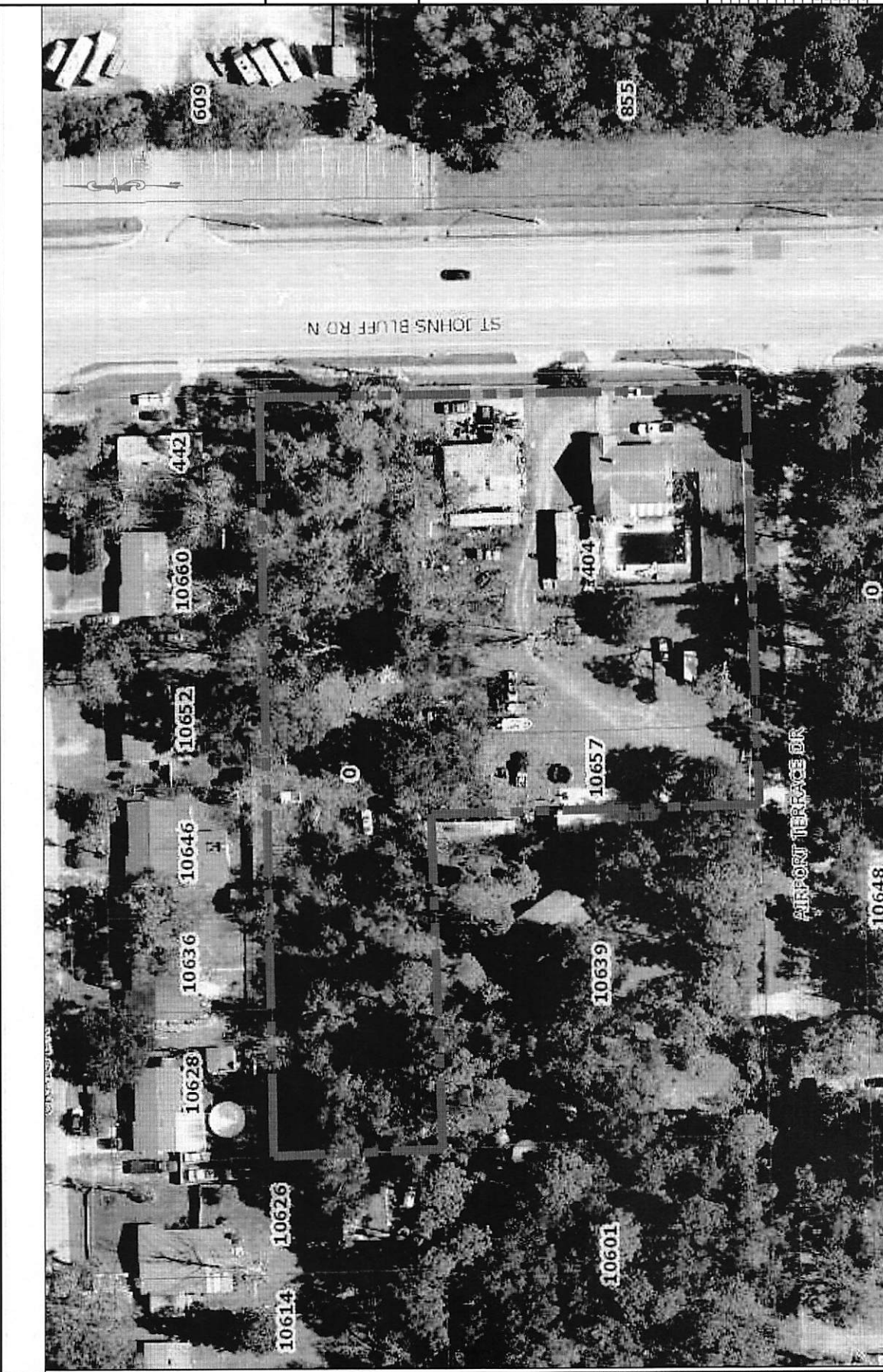
RE: 163218-0000

ALPHA
SOUTHEAST
C.A. NO. 28643
2650 ROSSELLE STREET, SUITE 2A
JACKSONVILLE, FLORIDA 32204
PHONE (904) 551-4945

RV & BOAT PARKING
FOR
DUCKWORTH DEVELOPMENT AND CONSTRUCTION, INC.
AERIAL

REVISIONS	

PAGE DATE: 07/17/2020
BY:
DRAWN BY:
CHECKED BY:
SCALE: AS NOTED
JOB NO.: 2020
SHEET NO. EX-2



ALPHA SOUTH EAST
 C.A. NO. 28043
 PHONE: (904) 551-8445
 2830 ROSSALLE STREET, SUITE 2A
 JACKSONVILLE, FLORIDA 32204



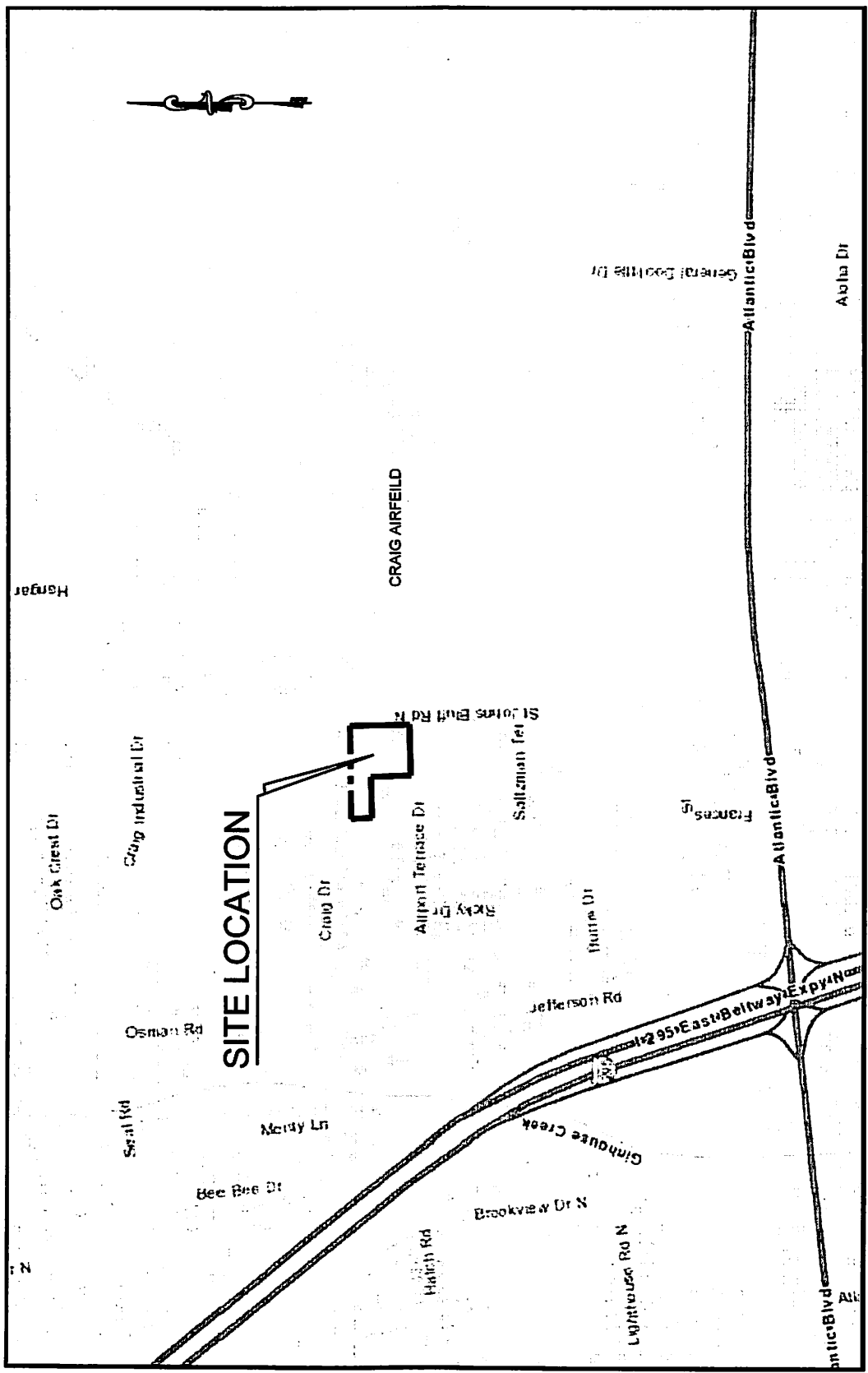
LOCATION MAP
 DUCKWORTH DEVELOPMENT AND CONSTRUCTION, INC.
 FOR
 RV & BOAT PARKING

REVISIONS	
NO.	DESCRIPTION

DATE: 07/17/2012
 DRAWN BY: [blank]
 DESIGNED BY: [blank]
 CHECKED BY: [blank]
 SCALE: AS SHOWN
 JOB NO.: 12002

SHEET NO.

EX-1



LOCATION MAP

File: 121130 Pl Date: 07/17/2012 DWG Name: P:\Work\Projects\12002\1212 - 21 Area Bldg Pl.dwg (DUCKWORTH) Author: [blank]



Availability Letter

Patrick Krechowski

9/23/2020

Balch & Bingham, LLP

1 Independent Drive, Suite 1800

Jacksonville, Florida 32202

Project Name: St Johns 404

Availability #: 2020-3076

Attn: Patrick Krechowski

Thank you for your inquiry regarding the availability of Sewer, Water. The above referenced number in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire two years from the date above.

Point of Connection:

A summary of connection points for requested services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA requires field verification in the form of a Level A SUE of all POCs prior to any plan approval to ensure connection availability. Please note the Special Condition stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement (TCE) from the third party owner providing applicant with the right to construct the utilities. **The TCE will need to be provided by JEA prior to setting up a pre-construction meeting.**

Main Extensions and/or Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. **It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida.** All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found at:

https://www.jea.com/engineering_and_construction/water_and_wastewater_development/reference_materials/

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at

https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team

Availability Number: 2020-3076

Request Received On: 9/16/2020

Availability Response: 9/23/2020

Prepared by: Roderick Jackson

Expiration Date: 09/23/2022

Project Information

Name: St Johns 404

Address:

County: Duval County

Type: Sewer,Water

Requested Flow: 1000

Parcel Number: 163411 0010, 163215 0000

Location: St Johns Bluff Rd and Airport Terrace Dr

Description: RV/Boat storage.

Potable Water Connection

Water Treatment Grid: South Grid

Connection Point #1: Ex 8-inch water main within the Airport Terrace Dr ROW

Connection Point #2: Ex 12-inch water main within the St Johns Bluff Rd N ROW

Connection point not reviewed for site fire protection requirements. Private fire protection analysis

Water Special Conditions: is required. For the estimated cost of connecting to the JEA system, please submit the request to Sages Step 2 after obtaining APPROVED plans from JEA Development Group

Sewer Connection

Sewer Grid: Arlington East

Connection Point #1: Ex 4-inch sewer force main within the St Johns Bluff Rd N ROW approx 775 LF south of this property

Connection Point #2:

Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Request a force main connection pressure letter through the JEA Sages program by entering your availability number and accessing the project portal. If needed, a development meeting can be scheduled prior to submitting a plan set. Request development meeting through the JEA Sages program by entering your availability number and accessing the

Sewer Special Conditions:

project portal. Development Meeting, Force Main Connection Pressure Letter and Plan Submittal requests can be made within Step 2 of the project portal.

Reclaimed Water Connection

Reclaim Grid:

Connection Point #1:

Connection Point #2:

Reclaim Special Conditions:

Electric Availability:

Electric Special Conditions: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

General Conditions: POC location to be field verified by developer during project design. Copies of reference drawings may be requested from JEA Record's at JEA Sages.