

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

8 October 2020

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.: 2019-317

Application for: Hodges Blvd – JTB 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: **Approve with Conditions**

Planning Commission Recommendation: **Approve with Conditions**

This rezoning is subject to the following exhibits:

1. The original legal description dated February 11, 2019.
2. The original written description dated July 6, 2020.
3. The original site plan dated September 9, 2019.

Recommended Planning Commission Conditions to the Ordinance:

Proposed:

1. Uses located in the northern 2.5 acres, fronting Glen Kernan Parkway, shall be reviewed at Verification of Substantial Compliance to be consistent with the RPI land use category.
2. A minimum of 184,858 square feet of non-residential uses is required in order to comply with the CGC land use category description.
3. There shall be no new median openings on Hodges Blvd. **unless otherwise approved by the Planning and Development Department.**
5. A traffic study, as requested by Traffic Engineering, must be provided to the City of Jacksonville Planning and Development Department prior to the final 10-set review. The traffic study, which will also analyze impacts to adjacent roadways, will be conducted by a professional traffic engineer, and a methodology meeting shall be held with the Transportation Planning Division, FDOT, and the City

- Traffic Engineer prior to the commencement of the study. The traffic study will include existing volumes increased by a growth factor calculated to represent background traffic growth.
6. All comments or conditions made by Transportation Planning Division or Traffic Engineering Division are required PUD/Zoning conditions of the Transportation Planning Division unless otherwise waived in writing by the Chief of Transportation Planning Division or waived by Planning Commission, LUZ Committee, or City Council.
 7. Driveways on Glen Kernan Parkway will require a left turn lane on Glen Kernan Parkway. The deceleration length of the left turn lanes will meet the minimums shown in the FDOT Design Manual for the posted speed limit. The queue length will be determined by the traffic study but shall be a minimum of 50'. The entire limits of the turn lane construction will be milled and resurfaced with asphalt.
 8. A minimum 10 foot wide paved multiuse path serving both pedestrians and bicyclists shall be constructed along the west side of existing Hodges Boulevard and offsite under J. Turner Butler Boulevard (SR 202).
 10. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.
 11. Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either: (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.

Original:

1. Uses located in the northern 2.5 acres, fronting Glen Kernan Parkway, shall be reviewed Verification of Substantial Compliance to be consistent with the RPI land use category.
2. A minimum of 184,858 square feet of non-residential uses is required in order to comply with the CGC land use category description.
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4. Provide a traffic study to determine the impacts to the existing signal at Hodges Blvd and Glen Kernan Parkway. Any needed improvements to the intersection or the signal, such as an increase in the queue length on any approach or a dedicated eastbound right turn lane will be the responsibility of the developer. A traffic signal warrant analysis will be performed at the proposed driveway at the existing median opening. This study will use the existing traffic on Hodges Blvd and Windsor Commons Shopping Center and proposed traffic and distribution for the parcels in this PUD. If a signal is warranted, the construction will be the responsibility of the developer. Sight distance shall be examined for any possible legal driving maneuvers into and out of the proposed driveways.
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6. All comments or conditions made by Transportation Planning Division or Traffic Engineering Division are required PUD/Zoning conditions of the Transportation Planning Division unless otherwise waived in writing by the Chief of Transportation Planning Division or waived by Planning Commission, LUZ Committee, or City Council.
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8. A minimum 10 foot wide paved multiuse path serving both pedestrians and bicyclists shall be constructed along the west side of existing Hodges Boulevard and offsite under J. Turner Butler Boulevard (SR 202).
9. This development is subject to mobility fee review.
10. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.
11. Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either: (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.

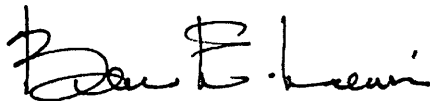
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were several speakers in opposition and their concerns were with traffic, tall buildings, allowing colleges and lower home values. The Commissioners felt the uses were currently allowed in the two existing PUDs and the development is appropriate.

Planning Commission Vote:	7-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Aye
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Absent
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
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(904) 255-7820
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REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2019-0317 TO

PLANNED UNIT DEVELOPMENT

REVISED OCTOBER 8, 2020

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 2019-317 to Planned Unit Development.

Location: West side of Hodges Boulevard between JT Butler Boulevard (SR 202) and Glen Kernan Parkway

Real Estate Number(s): 167735-0055, 167735-0065

Current Zoning District(s): Planned Unit Development (PUD 92-1930)
Planned Unit Development (PUD 03-169)

Proposed Zoning District: Planned Unit Development (PUD)

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

Planning District: Southeast, District 3

Applicant/Agent: Paul M. Harden, Esq.
501 Riverside Avenue, Suite 901
Jacksonville, Florida 32202

Owner: George Hodges
George H. Hodges, Jr. Trust
P.O. Box 19282
Jacksonville, Florida 32245

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2019-317 seeks to rezone approximately 48.53 acres from PUD and PUD to PUD. The rezoning to PUD is being sought to allow a mixed use development of senior housing, hospice, universities, rehabilitation hospitals, commercial retail

uses, service establishments, restaurants, breweries, hotels, conveniences stores, auto laundry, personal property storage, and banks.

The northern portion of the subject parcel is zoned PUD by Ordinance 1992-1930 for the 814 acre Glen Kernan golf course community. This 22 acre parcel was intended for commercial uses. The following conditions were added by City Council.

- a. The subject property shall be developed in accordance with the revised site plan and accompanying revised written description of the intended plan of development dated November 19, 1992, and on file in the office of the Planning and Development Department.
- b. Prior to verification of substantial compliance with the PUD, pursuant to Section 656.341 (h), Zoning Code, the developer shall submit a traffic study based on methodology approved by the Planning & Development Department, the Traffic Engineer and the Florida Department of Transportation (FDOT) and shall be required to add to the present transportation system in a manner reasonably attributed to the proposed development. The aforementioned study shall be subject to the review and approval of the Planning and Development Department, the Traffic Engineer and the Florida Department of Transportation (FDOT).

The southern portion of the subject parcel is zoned PUD by Ordinance 2003-169. The PUD proposed a 160,000 square foot big box retailer with four outparcels along Hodges Boulevard. The following conditions were added by City Council

- a. The applicant shall work with the Planning and Development Department to develop an overall architectural design (including but not limited to façade treatment, lighting, paving design, roof styles) that promotes internal and external compatibility prior to verification of compliance, subject to the review and approval of the Planning and Development Department.
- b. The outparcels shall be limited to one monument sign with a maximum of fifty (50) square feet in area or one hundred (100) square feet if two or fewer outparcels are developed, and a height of fifteen (15) feet. Also, it is recommended that the main parcel have a monument sign with a maximum of two hundred and fifty (250) feet in area and thirty (30) feet in height.
- c. The development shall meet the requirements outlined in the Department of Public Works Traffic Engineering Division Memorandum dated February 18, 2003, regarding transportation improvements of otherwise as approved by the same, attached hereto as Exhibit B and incorporated herein by this reference.
- d. Dumpsters, propane tanks, loading and unloading of facilities and similar appurtenances shall be screened by substantially opaque enclosures composed of the same colors and materials as the structures located on the property, such that the same are screened from view from surrounding roadways and adjacent property.

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 majority of the subject site is within the CGC land use category. According to the category descriptions in the Future Land Use Element (FLUE), CGC in the Suburban Area is intended to provide development in a nodal development pattern. Principal uses in this category include but are not limited to commercial retail sales and service establishments; restaurants; hotels and motels; offices; financial institutions; multi-family dwellings; and commercial recreational and entertainment facilities. Residential uses shall not be the sole use and shall not exceed 80 percent of a development.

Approximately 2.5 acres of the subject property are located within the RPI land use category. According to the category descriptions in the FLUE, RPI in the Suburban Area is intended to provide low to medium density development. Development which includes medium density residential and professional office uses is preferred. Principal uses in the RPI category include but are not limited to multi-family dwellings; offices; institutional; and commercial retail sales and service establishments limited to 50 percent of the site area.

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:

Objective 1.1 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 the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

The proposed mix of uses in the PUD will result in compact and compatible land uses, reducing sprawl.

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.

The intended plan of development is to provide a mix of uses which will allow residents to minimize trips for their daily needs.

Goal 3 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.

The proposed PUD is located at the intersection of Hodges Boulevard and JTB Boulevard which offers convenient access to the transportation network.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Residential Professional Institutional (RPI) and 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) and as conditioned.

(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 residential, commercial retail, service establishments, medical, dental offices and clinics and institutional 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 streetscape: The written description do not provide streetscape details. It is assumed the streetscape will be similar to the existing commercial development across Hodges Boulevard.
- The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The development will provide the square footage of active recreation area required in the Zoning Code.
- The use of existing and proposed landscaping: The written description indicates that the development will comply with Part 12 of the Zoning Code with the exceptions that an uncomplementary buffer will not be required.
- Focal points and vistas: Not applicable.
- The use of topography, physical environment and other natural features: There is not enough specificity in the site plan to determine if the topography or existing ponds will be incorporated into the final design.
- Traffic and pedestrian circulation patterns: The development is expected to use the existing curb cuts on Glen Kernan Parkway and Hodges Boulevard for an efficient traffic pattern.
- The use and variety of building sizes and architectural styles: The written description does not mention any architectural style restriction.
- The separation and buffering of vehicular use areas and sections of vehicular use areas:

- The variety and design of dwelling types: The intended plan of development is for commercial uses, no residential use is proposed.

(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: There are existing commercial uses on Hodges Boulevard across from the proposed development which also proposes commercial uses. There is a single family subdivision on the western property line. Multi-family is proposed between the existing single family and the commercial uses on Hodges Boulevard.
- 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	PUD (11-150)	Medical, Dental business offices
		PUD (04-308)	Single family dwellings
South	AGR-iii	AGR	Undeveloped
East	CGC	PUD (94-842)	Commercial retail center
West	MDR	PUD (92-1930)	Single family dwellings

(6) Intensity of Development

The proposed development is consistent with the RPI and CGC functional land use categories as a mixed use development with residential, office and commercial uses. The PUD is appropriate at this location because it is located at a node of a minor collector and a limited access highway.

- The existing residential density and intensity of use of surrounding lands: There is a berm which will buffer between the commercial uses and the existing single family subdivision to the west.
- The availability and location of utility services and public facilities and services: JEA indicates that water and sewer are available to the development.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property will have access to Glen Kernan Parkway (local road) and Hodges Boulevard (minor arterial). FDOT is requiring a traffic study to determine the impact to Glen Kernan Parkway, JTB Boulevard and Hodges Boulevard. The City’s Traffic Engineer has the following comments:

There shall be no new median openings on Hodges Blvd.

Provide a traffic study to determine the impacts to the existing signal at Hodges Blvd and Glen Kernan Parkway. Any needed improvements to the intersection or the signal, such as an increase in the queue length on any approach or a dedicated eastbound right turn lane will be the responsibility of the developer.

Both driveways on Glen Kernan Parkway will require a left turn lane on Glen Kernan Parkway. The deceleration length of the left turn lanes will meet the minimums shown in the FDOT Design Manual for the posted speed limit. The queue length will be determined by the traffic study but shall be a minimum of 50'. The entire limits of the turn lane construction will be milled and resurfaced with asphalt.

As part of the traffic study, a traffic signal warrant analysis will be performed at the proposed driveway at the existing median opening. This study will use the existing traffic on Hodges Blvd and Windsor Commons Shopping Center and proposed traffic and distribution for the parcels in this PUD. If a signal is warranted, the construction will be the responsibility of the developer.

As part of the traffic study, sight distance shall be examined for any possible legal driving maneuvers into and out of the proposed driveways. Existing landscape may need to be modified to allow safe movements to and from the site, particularly on Glen Kernan Parkway.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area.

(8) Impact on wetlands

Review of City data indicates the potential existence of approximately 5.47 acres of Category II and III wetlands along the western property boundary and a smaller isolated pocket in the southern portion of the site. Based on the information noted below, the proposed amendment should be evaluated for consistency with the Conservation/Coastal Management Element (CCME) wetlands policies.

CCME Policy 4.1.3

The following performance standards shall apply to all development, except public utilities and roadways, permitted within Category I, II, and III wetlands:

(a) Encroachment

Encroachment in Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and

(b) No net loss

Development is designed and located in such a manner that there is no net loss to the wetland functions including but not limited to:

- i the habitat of fish, wildlife and threatened or endangered species,
- ii the abundance and diversity of fish, wildlife and threatened or endangered species,
- iii the food sources of fish and wildlife including those which are threatened or endangered,
- iv the water quality of the wetland, and

v the flood storage and flood conveyance capabilities of the wetland; and

(c) Floodplain protection

Buildings are built at an elevation of sufficient height to meet the designated flood zone standards as set forth by the Federal Emergency Management Agency. The design must be in conformance with Chapter 652 (Floodplain Regulations) of the Ordinance Code; and

(d) Stormwater quality

In the design and review of developments which will discharge stormwater into the Category I, II, or III wetlands the following performance standards shall be used to protect water quality:

- i Issuance of a Management and Storage of Surface Waters permit pursuant to Chapter 40C-4 or 40C-40, F.A.C. or a stormwater permit issued pursuant to Chapter 40C-42, F.A.C., provides assurances necessary for compliance with subsections (i) - (iv) above provided the stormwater management system is constructed in accordance with the permit; and
- ii Regular monitoring and maintenance program on an annual basis for the performance of stormwater treatment systems

(e) Septic tanks

Septic tanks, drainfields and/or greywater systems are located outside the Category I, II, or III wetland area and not within 75 feet of the mean high water line of tidal bodies or within 75 feet of any wetland unless the Duval County Health Department grants a variance for a hardship case pursuant to the provisions of Section 381.0065, F.S. Where public utilities are available, development is required to connect to these facilities; and

(f) Hydrology

The design of the fill shall include measures to maintain the wetlands hydrology of the site.

CCME Policy 4.1.5

The permitted uses within Category I and II wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs):

(1) Conservation uses, provided the following standards are met:

- (a) Dredge and fill - Dredging or filling of the Category I and II wetlands shall not exceed more than 5% of the wetlands on-site; and
- (b) Vegetation

For Category I wetlands: All native vegetation outside the development area is maintained in its natural state

For Category II wetlands: No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(2) Residential uses, provided the following standards are met:

- (a) Density/Dredge and fill - Where lots, except for lots of record as defined in the Future Land Use Element, are located totally within the wetlands:
 - i density shall not exceed one (1) dwelling unit per five (5) acres; and
 - ii buildings shall be clustered together to the maximum extent practicable; and

iii dredging or filling shall not exceed 5% of the wetlands on-site; and

(b) Vegetation

For Category I wetlands: All native vegetation outside the development area is maintained in its natural state

For Category II wetlands: No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(3) Water-dependent and water-related uses, provided the following standards are met:

(a) Vegetation

For Category I wetlands: All native vegetation outside the development area is maintained in its natural state

For Category II wetlands: No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(b) Boat facilities siting and operation - Boat facilities are further subject to Objectives 10.1, 10.2, 10.3, 10.5 and 10.6 and their related policies of this element.

(4) Access to a permitted use, subject to the requirements of (a), (b), and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(5) Any use which can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(6) For Category II wetlands only, silvicultural uses are allowed, provided the following standards are met:

Best Management Practices: Silviculture

CCME Policy 4.1.6

The permitted uses within Category III wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs)

(1) Any use not otherwise listed below, provided all of the basic requirements outlined in Policy 4.1.3 above are met:

(a) Silvicultural uses, provided the following standards are met:

Best Management Practices: Silviculture

Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual", as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.

(b) Agricultural uses, provided the following standards are met:

Best Management Practices: Agriculture

Such activities are to be in compliance with Chapter 40C-44, F.A.C.

(2) Any use that can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(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 an internal pedestrian system that meets the 2030 Comprehensive Plan. **The Parks and Recreation Department are recommending a minimum 10' wide paved multiuse path that would serve both pedestrians and bicyclists be constructed along the west side of existing Hodges Boulevard and offsite under J. Turner Butler Boulevard (SR 202) to connect to future paths planned through Pablo Creek Preserve**

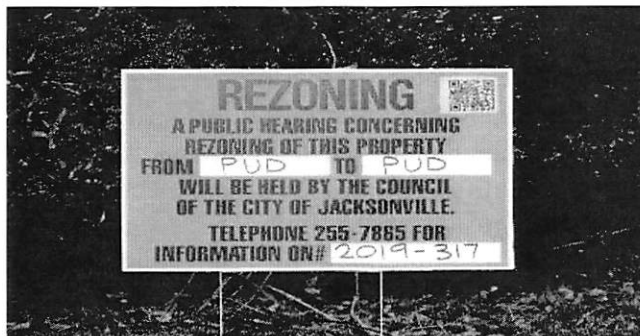
The Land Development Procedure Manual, Section 2.2.2 OFF-SITE RESIDENTIAL SIDEWALK REQUIREMENTS states "sidewalks may be required beyond property fronting existing right-of-way in order to provide pedestrian access to schools, parks, churches, shopping centers, and to connect to existing sidewalks."

There are no existing bicycle facilities and a very narrow sidewalk immediately south of Glen Kernan Parkway, bicycle and pedestrian connectivity would be improved by constructing the multiuse path. Currently there are no bicycle and pedestrian facilities along Hodges Boulevard under J. Turner Butler Boulevard (SR 202).

This off-site extension of the multiuse path across the J. Turner Butler Boulevard (SR 202) ramps on the west side of Hodges Boulevard would allow for a safe bicycle and pedestrian connection to Pablo Creek Preserve for residents that live north of J. Turner Butler Boulevard (SR 202). Likewise, this extension of the multiuse path would allow for a safe bicycle and pedestrian connection to the planned commercial development west of Pablo Creek Preserve.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on May 20, 2019 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 2019-317 be **APPROVED with the following exhibits:**

1. The original legal description dated February 11, 2019.
2. The original written description dated July 6, 2020.
3. The original site plan dated September 9, 2019.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2019-317 be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. Uses located in the northern 2.5 acres, fronting Glen Kernan Parkway, shall be reviewed at Verification of Substantial Compliance to be consistent with the RPI land use category.
2. A minimum of 184,858 square feet of non-residential uses is required in order to comply with the CGC land use category description.
3. There shall be no new median openings on Hodges Blvd.
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Butler Boulevard (SR 202).

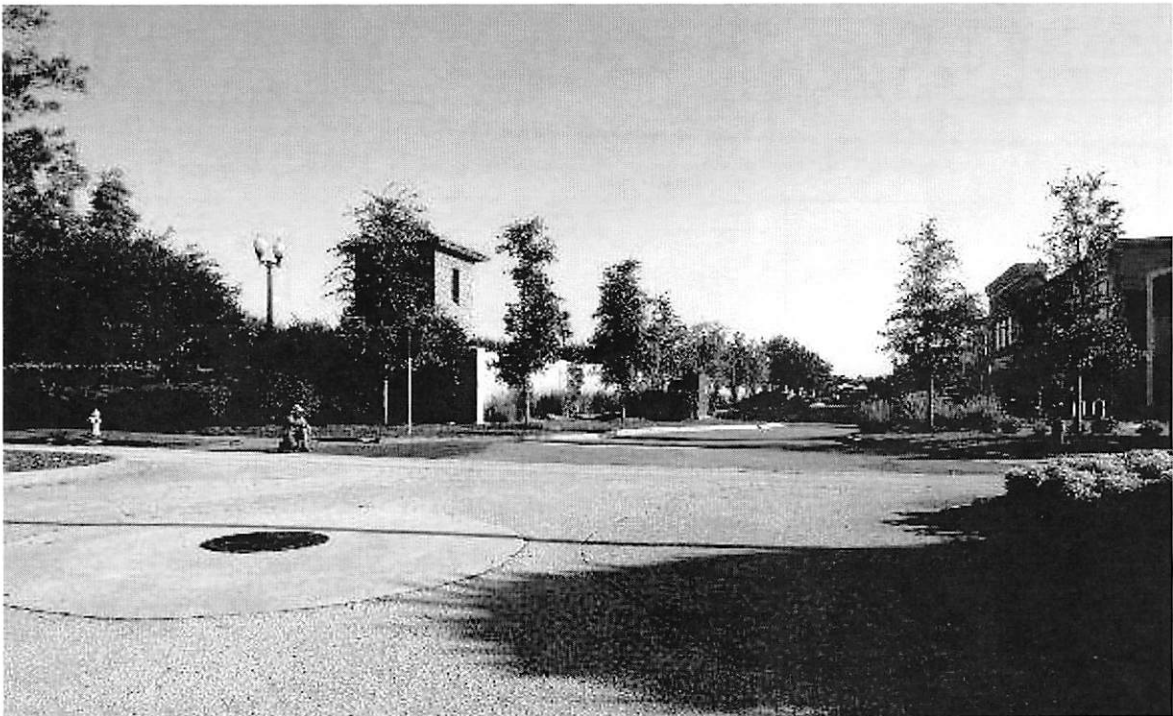
9. This development is subject to mobility fee review.
10. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.
11. Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either: (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.



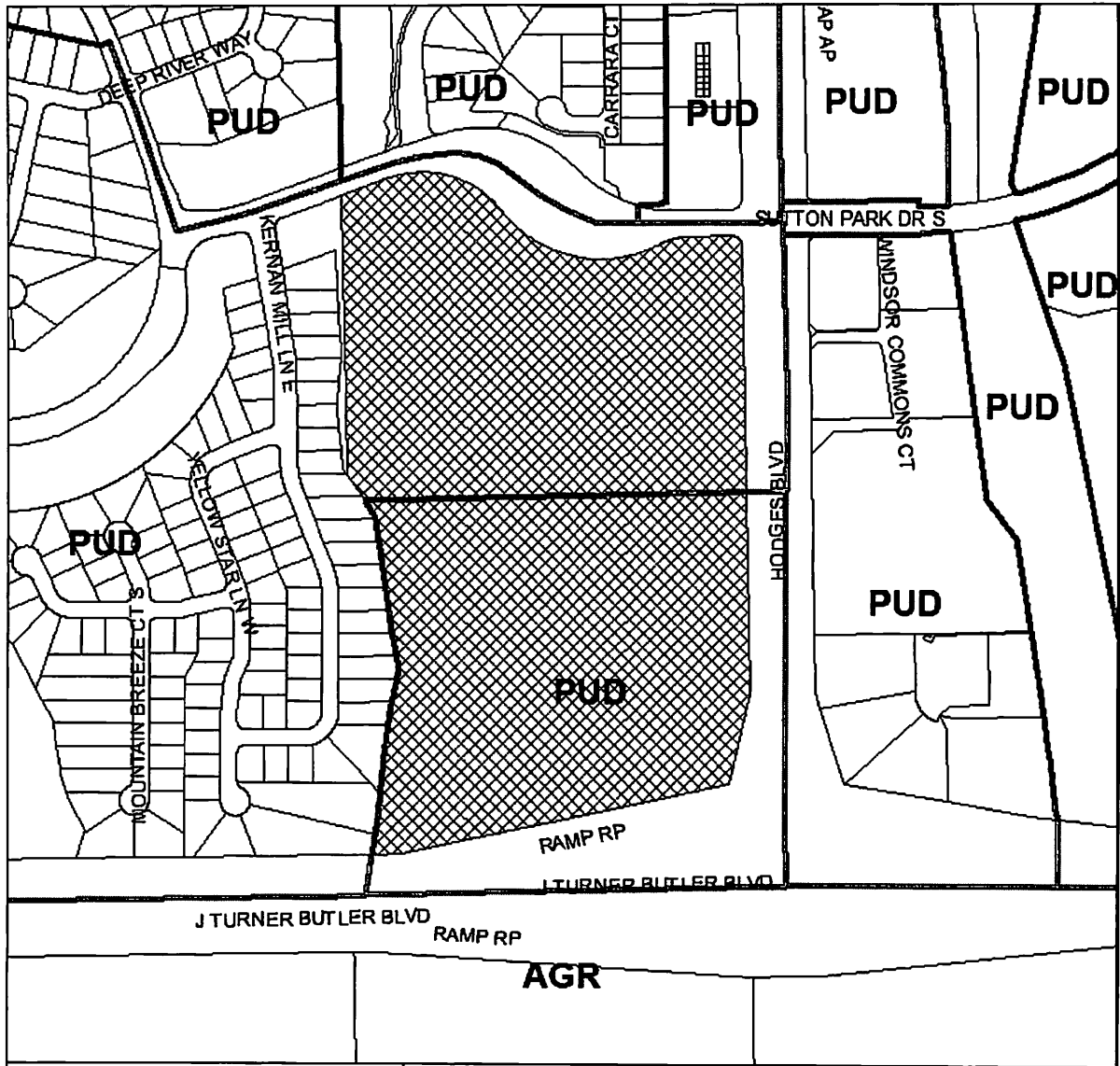
Aerial view of subject property.

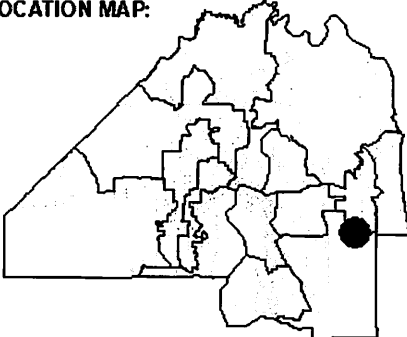
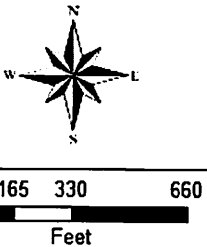


Office building across from subject property.



Median access on Glen Kernan Parkway



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>COUNCIL DISTRICT:</p> <p>3</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2019-0317</p>	<p>TRACKING NUMBER</p> <p>T-2019-2286</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2019-0317 **Staff Sign-Off/Date** BEL / 04/15/2019
Filing Date 05/08/2019 **Number of Signs to Post** 14

Hearing Dates:

1st City Council 06/11/2019 **Planning Commission** 06/06/2019
Land Use & Zoning 06/18/2019 **2nd City Council** N/A
Neighborhood Association WINDSOR PARKE HOA, HANOVER PARKE HOA
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 2286 **Application Status** PENDING
Date Started 03/06/2019 **Date Submitted** 03/06/2019

General Information On Applicant

Last Name	First Name	Middle Name
HARDEN	PAUL	M.
Company Name		
LAW OFFICE OF PAUL M. HARDEN		
Mailing Address		
501 RIVERSIDE AVENUE, SUITE 901		
City	State	Zip Code
JACKSONVILLE	FL	32202
Phone	Fax	Email
9043965731	9043995461	PAUL_HARDEN@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
HODGES	GEORGE	
Company/Trust Name		
HODGES GEORGE H JR TRUST		
Mailing Address		
PO BOX 19282		
City	State	Zip Code
JACKSONVILLE	FL	32245
Phone	Fax	Email

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 1992-1930, 2003-169

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	167735 0055	3	3	PUD	PUD
Map	167735 0065	3	3	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)

Development Number

Proposed PUD Name

Justification For Rezoning Application

SEE EXHIBIT D - WRITTEN DESCRIPTION

Location Of Property

General Location

House #	Street Name, Type and Direction	Zip Code
<input type="text" value="0"/>	<input type="text" value="HODGES BLVD"/>	<input type="text" value="32224"/>

Between Streets

and

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**
 48.53 Acres @ \$10.00 /acre: \$490.00
- 3) Plus Notification Costs Per Addressee**
 78 Notifications @ \$7.00 /each: \$546.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$3,305.00

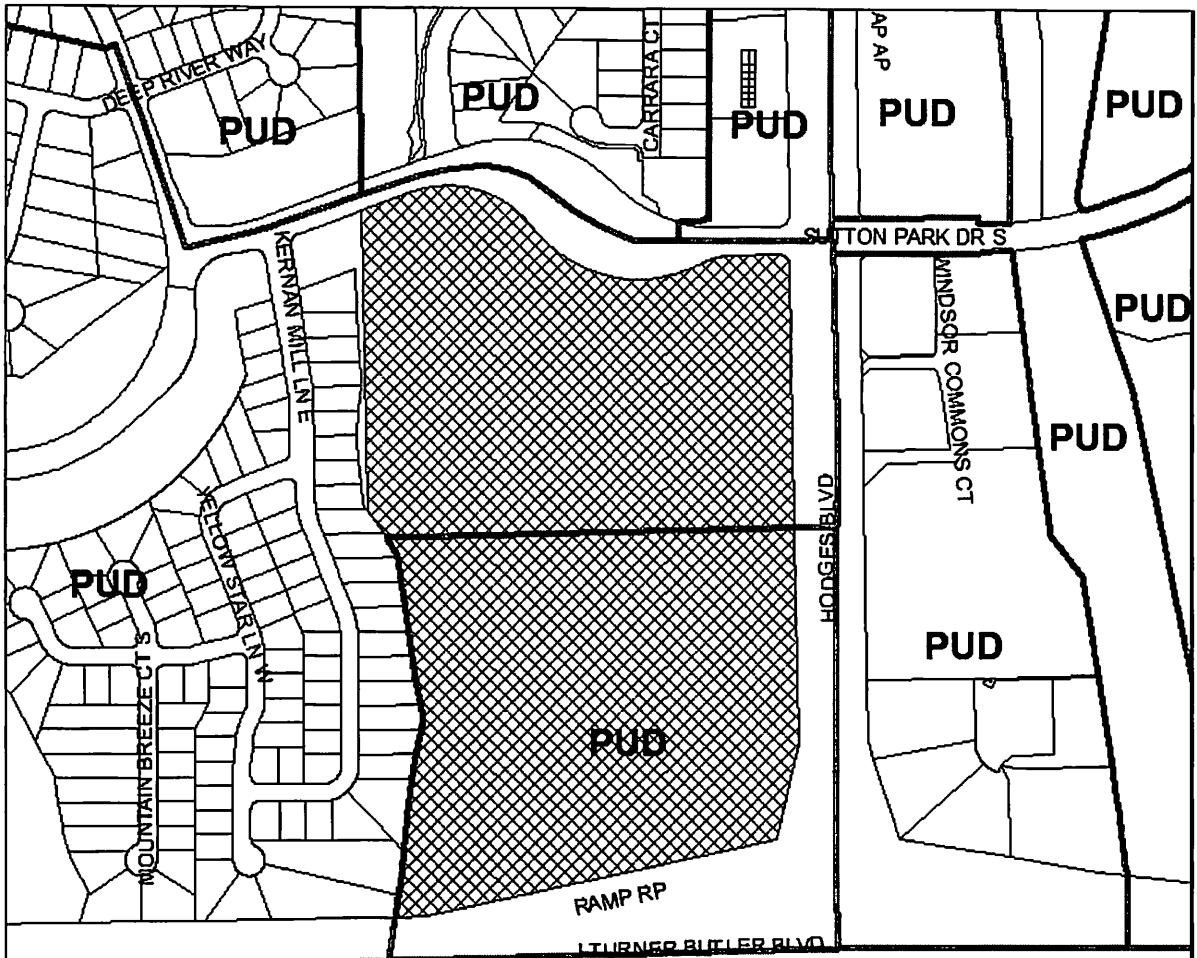
NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE _____

LEGAL DESCRIPTION

A PORTION OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEASTERLY CORNER OF GLEN KERNAN PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY PER PLAT OF RIVERBROOK AT GLEN KERNAN UNIT ONE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 48, PAGES 49 THROUGH 49B OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY) THE SAME BEING THE WESTERLY RIGHT-OF-WAY LINE OF HODGES BOULEVARD (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), THENCE SOUTH 01°00'29" EAST, ALONG SAID RIGHT-OF-WAY LINE, 1,365.07 FEET TO THE NORTHERLY CORNER OF LANDS DESCRIBED AS ADDITIONAL RIGHT-OF-WAY FOR RAMPING PER DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN VOLUME 5561, PAGE 726; THENCE SOUTH 12°06'49" WEST, ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 281.52 FEET; THENCE SOUTH 77°52'40" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS FOR RAMPING, A DISTANCE OF 1,026.26 FEET TO THE WESTERLY CORNER OF SAID LANDS, SAID CORNER BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF J. TURNER BUTLER BOULEVARD (A 300-FOOT LIMITED RIGHT-OF-WAY AS NOW ESTABLISHED), THENCE SOUTH 88°35'59" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 86.95 FEET TO THE SOUTHEASTERLY CORNER OF KERNAN MILL - UNIT ONE, ACCORDING TO MAP THEREOF RECORDED IN PLAT BOOK 48, PAGES 64 THROUGH 64B OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE NORTHERLY, ALONG THE EASTERLY LINE OF SAID KERNAN MILL - UNIT ONE, THE FOLLOWING 5 COURSES, COURSE NO.1: THENCE NORTH 05°59'42" EAST, A DISTANCE OF 321.32 FEET; COURSE NO.2: THENCE NORTH 08°46'56" EAST, A DISTANCE OF 256.12 FEET; COURSE NO.3: THENCE NORTH 08°46'16" WEST, A DISTANCE OF 461.88 FEET; COURSE NO.4: THENCE NORTH 28°59'28" WEST, A DISTANCE OF 63.37 FEET; COURSE NO.5: THENCE NORTH 36°07'03" WEST, 91.66 FEET TO THE WESTERLY LINE OF SAID SECTION 11; THENCE NORTH 01°00'29" WEST, ALONG SAID SECTION LINE AND DEPARTING FROM THE EASTERLY LINE OF SAID KERNAN MILL - UNIT ONE, 852.46 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GLEN KERNAN PARKWAY; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID GLEN KERNAN PARKWAY, THE FOLLOWING 6 COURSES; COURSE NO.1: THENCE NORTH 69°59'31" EAST, 151.72 FEET; COURSE NO.2: THENCE IN AN EASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 304.62 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 74°00'29" EAST, 358.10 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO.3: THENCE IN AN EASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 383.50 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 78°00'29" EAST, 493.02 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO.4: THENCE IN AN EASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 197.22 FEET, A CHORD BEARING AND DISTANCE OF NORTH 75°29'31" EAST, 92.08 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO.5: THENCE NORTH 88°59'31" EAST, 134.15 FEET TO A POINT OF CURVATURE; COURSE NO.6: THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.0 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 46°00'29" EAST, 42.43 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 48.53 ACRES, MORE OR LESS.

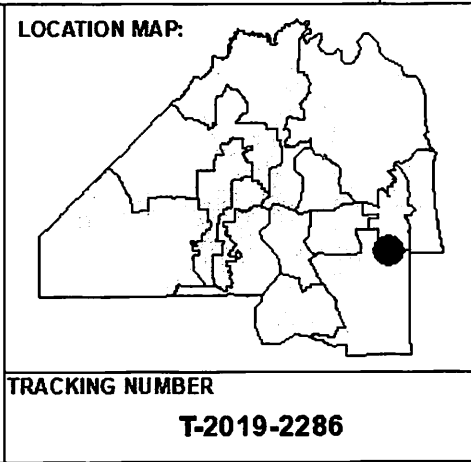


J TURNER BUTLER BLVD
RAMP RP
AGR

REQUEST SOUGHT:

FROM: PUD

TO: PUD



0 165 330 660
Feet

COUNCIL DISTRICT:
3

EXHIBIT 2
PAGE 1 OF 1

**Exhibit “D”
Amended Written Description
JTB & Hodges NWQ PUD**

July 6, 2020

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. RE #: 167735-0055, 167735-0065
- B. Current Land Use Designation: CGC
- C. Current Zoning District: PUD
- D. Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

Hodges Blvd. Development Group, Inc. and Kernan R. Hodges, as Trustee of the George H. Hodges, Jr. Trust (the “Applicant”) proposes to rezone approximately 48.53 acres of property located at the northwest quadrant of J. Turner Butler Boulevard and Hodges Boulevard from Planned Unit Development (“PUD”) to PUD. The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). As described below, the PUD zoning district is being sought to provide for a pedestrian-friendly mixed-use development, which may include a mix of institutional, office, retail and commercial uses. The PUD allows for a diversity of uses and building types to be developed in a manner that is internally consistent, compatible with external uses and provides for innovative site planning concepts that will create an aesthetically pleasing environment. The PUD shall be developed in accordance with this PUD Written Description and the PUD Conceptual Site Plan which is attached as **Exhibit “E”** to this application.

The Property is designated as Community General Commercial (“CGC”) on the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan and is within the Suburban Development Area. The PUD shall be developed consistent with the applicable CGC – Suburban Area land use category of the 2030 Comprehensive Plan.

III. SITE SPECIFICS

Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use Category</u>	<u>Zoning</u>	<u>Use</u>
South	AGR-III	AGR	JTB & Open space
East	CGC	PUD	Mixed use
North	RPI	PUD	Office Park
West	MDR	PUD	Single-family

IV. PERMITTED USES

- A. Maximum Densities/Intensities

Consistent with the provisions of the Future Land Use Element of the 2030 Comprehensive Plan, the density/intensity shall be limited by the policies governing CGC Suburban Area uses.

B. PUD Conceptual Site Plan and Parcels

The PUD Conceptual Site Plan dated September 9, 2019, is attached hereto as **Exhibit “E”**. The parcel designations are solely for the purpose of defining the general location of permitted uses within the PUD; they do not define or correlate to ownership and do not subdivide the Property. Parcel size, configuration and boundaries as shown on the PUD Conceptual Site Plan may be modified as an administrative modification to the PUD, subject to the review and approval of the Planning and Development Department.

The uses described in Sections IV.C., IV.D. and IV.E. below, shall be permitted uses in the parcels as follows:

In Parcel A as shown on the PUD Conceptual Site Plan, Institutional and Commercial uses and related amenities, as described in Sections IV.C, IV.D and IV.E. below, shall be permitted. These uses may include uses which are integrated horizontally and vertically, and also may include associated shared parking. This parcel shall specifically allow for a convenience store with gas pumps as shown on the Site Plan.

In Parcel B and Parcel D as shown on the PUD Conceptual Site Plan, Institutional, Retail/Commercial and Office uses, as described in Sections IV. C., IV.D. and IV.E. below, shall be permitted. The Institutional, Retail/Commercial and Office uses may include uses which are integrated horizontally, and vertically, and also may include associated shared parking.

In Parcel C: IV.C, IV. D, IV.E, subject to the limitations of percentages in RPI land use.

C. Institutional

1. *Permitted uses and structures.*

a. Medical uses, including:

(i) Rehabilitation hospitals, including inpatient, outpatient, and skilled nursing programs and services.

(ii) Hospice facilities and overnight-stay facilities for families and caregivers of patients.

b. Senior housing, including:

(i) Nursing homes, homes for the aged, housing for the elderly, community residential homes for the elderly, group care homes for the elderly and similar uses.

(ii) Independent living, skilled nursing, assisted living, memory care housing for the elderly and similar uses.

(iii) Service of all alcohol for residents and guests as catered and/or provided for special events.

c. Dormitories and suite-style student housing.

d. Cafeteria, dining hall, café, food court uses (breakfast/lunch/dinner), sale and service of all alcohol for on or off premises consumption and ATM. Any and all distance limitations and prohibitions found in Part 8, Zoning Code, are waived and do not apply with regard to the distance between any and all location(s) selling and/or serving all alcohol and the location of applicable uses within this PUD.

e. Colleges and universities and similar associated uses.

f. Amenity/recreation center, which may include a pool, tennis courts, cabana/clubhouse, health/exercise facility, meeting rooms and similar uses.

g. Structured parking.

h. Parks, playgrounds, playfields, and recreational and community structures.

i. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section IV.I.3 below.

j. Any uses permitted within the PUD may be integrated vertically within a structure, specifically including but not limited to the vertical integration of Residential and Institutional uses.

2. *Permitted accessory uses and structures.* As accessory to the Institutional uses within this portion of the PUD, establishments for the sale of convenience goods and personal and professional service establishments; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the use in which it is located and shall have no signs or other external evidence of the existence of these establishments.

3. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, Minimum Setback from Property Boundary and Maximum height of structures.* The "Property" in "Minimum Setback from Property Boundary" refers to the boundary of the parcel where such Institutional use is located.

a. *Minimum lot width:*—None.

b. *Maximum lot coverage by all buildings:* — None.

c. *Minimum yard requirements.* The minimum yard requirements for all structures are:

(a) Front—Zero (0) feet.

(b) Side— Zero (0) feet.

(c) Rear— Zero (0) feet.

d. *Minimum Setback from Property Boundary*—Twenty (20) feet.

e. *Maximum height of structures*— Sixty (60) feet, provided, however, height may be unlimited where all required yards are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of sixty (60) feet.

D. Retail/Commercial

1. *Permitted uses and structures.*

a. Retail outlets for the sale of food and pharmacies including grocery stores, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops and pet shops, musical instruments, florists, delicatessens, bakeries, restaurants, home furnishings and appliances including repairs incidental to sales, office equipment or furniture, hardware, antiques, new automobile parts (including rebuilt parts) and accessories, plant nurseries, home improvement and all other similar retail uses. These uses include drive-through and drive-in facilities.

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

c. Fruit, vegetable, poultry or fish market.

d. Personal service establishments such as barbers and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, spas, laundries and dry cleaners, tailors, dry cleaning pickup, travel agencies and similar uses.

e. Establishments which include the retail sale and service of all alcoholic beverages, including all alcohol for on-premises consumption or off-premises consumption or both.

f. Studios where art, pottery or crafts are made may include a bottle club or the retail sale and service of all alcoholic beverages, including all alcohol for on-premises consumption.

g. Breweries, taprooms, wineries, wine clubs, tasting rooms and similar uses.

h. Convenience stores which may include the sale of petroleum, electric or natural gas and an automated car wash. Limit of one such facility in Parcel A and one such facility in Parcel D.

- i. Auto laundry.
- j. Outside sale and service of alcoholic beverages, subject to the criteria set forth herein.
- k. Restaurants with on premises consumption of all alcohol.
- l. Restaurants with the outside sale and service of food.
- m. Hotels.
- n. Indoor or outdoor retail and restaurant kiosks (static or mobile).
- o. Banks, savings and loans, and other financial institutions and similar uses, including drive-through and drive-up facilities.
- p. Stand-alone walk-up or drive-up ATMs and similar uses.
- q. Private clubs, lodges, fraternities and sororities meeting the performance standards and development criteria set forth herein.
- r. Blueprinting and job printing.
- s. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, skating rinks, cinemas, theaters and similar uses.
- t. Express or parcel delivery offices, but not trucking distribution centers.
- u. Veterinarians, animal hospitals and associated animal boarding kennels meeting the performance standards and development criteria set forth herein.
- v. Off-street parking lots meeting the performance standards and development criteria set forth herein, which may include outdoor sales, entertainment and public displays.
- w. Parking decks and parking garages.
- x. Buildings and uses immediately and exclusively accessory to the uses permitted above, including automobile parking or valet facilities.
- y. Child and adult day care centers meeting the performance standards set forth herein.
- z. Outside retail sales of holiday items, including fireworks, subject to the performance standards and development criteria set forth herein.
- aa. Personal property storage establishments, subject to the performance standards and development criteria set forth herein.

bb. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and communication towers, subject to the performance standards set forth herein.

cc. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products.

dd. Art galleries, dance, art, pottery, crafts, gymnastics, fitness/exercise centers, martial arts and music studios, theaters for stage performances and similar uses.

ee. Museums, art galleries, music studios and theaters for stage performances may include bottle clubs or the retail sale and service of all alcohol for on-premises consumption in conjunction with performances, shows, meetings and similar activities.

ff. Any uses permitted within the PUD may be integrated vertically within a structure, specifically including but not limited to the vertical integration of Residential and Retail/Commercial uses.

2. *Permissible uses by exception.*

a. Tire stores, including minor repair services such as installation, balance, rotation, etc., subject to the performance standards set forth herein and subject to the following design criteria:

(i) Sale, service, and display shall be conducted within an enclosed building, with service bays, and no more than thirty percent (30%) of the floor space shall be devoted to storage.

(ii) Service bays shall be oriented perpendicular to public streets and to any residential uses within the PUD.

(iii) Service bays shall be recessed or screened to minimize visibility from public streets.

(iv) Storefronts shall be oriented toward public streets.

b. Establishments for the service and repair of general appliances and small engines, where all activities are conducted within enclosed building space, subject to the performance standards set forth herein.

3. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, Minimum Setback from Property Boundary and Maximum height of structures.* The "Property" in "Minimum Setback from Property Boundary" refers to the boundary of the parcel where such Retail/Commercial use is located.

a. *Minimum lot width*—None.

b. *Maximum lot coverage by all buildings*— None.

c. *Minimum yard requirements.* The minimum yard requirements for all structures are:

- (a) Front—Zero (0) feet.
- (b) Side— Zero (0) feet.
- (c) Rear— Zero (0) feet.
- (d) Ten (10) feet where adjacent to Parcel A.

d. *Maximum height of structures, except hotels*— Sixty (60) feet, provided, however, height may be unlimited where all required yards are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of sixty (60) feet.

e. *Maximum height of hotels – Seventy-five (75) feet*, provided, however, height may be unlimited where all required yards are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of seventy-five (75) feet.

E. Office

1. Permitted uses and structures:

- a. Professional and business offices.
- b. Medical uses, including:
 - (i) Medical, dental and chiropractic offices or clinics.
 - (ii) Emergency medicine, urgent care, imaging/radiology services, ancillary uses and similar uses including 24-hour care, but not overnight lodging.
- c. Banks, savings and loans, credit unions, and other financial institutions and similar uses, including drive-through and drive-up facilities.
- d. Mortgage brokers, stockbrokers and similar financial institutions.
- e. Public buildings and facilities.
- f. Any uses permitted within the PUD may be integrated vertically within a structure, specifically including but not limited to the vertical integration of Residential and Office uses.
- g. Radio and television broadcasting studios and offices.
- h. Essential services, including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television and electric meeting the performance standards and development criteria set forth herein.

2. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, Minimum Setback from Property Boundary and Maximum height of structures.* The “Property” in “Minimum Setback from Property Boundary” refers to the boundary of the parcel where such Office use is located.

- a. *Minimum lot width*—None.
- b. *Maximum lot coverage by all buildings*—Seventy percent (70%).
- c. *Minimum yard requirements.* The minimum yard requirements for

all structures are:

- (a) Front— Zero (0) feet.
- (b) Side— Zero (0) feet.
- (c) Rear— Zero (0) feet.
- (d) Ten (10) feet where adjacent to Parcel A.

d. *Maximum height of structures.* Seventy-five (75) feet, provided, however, height may be unlimited where all required yards are increased by one (1) foot for each three (3) feet of building height or fraction thereof in excess of seventy-five (75) feet.

F. Alcohol Distance Limitations.

For permitted uses within the PUD, any and all distance limitations and prohibitions found in Part 8, Zoning Code are waived and do not apply with regard to the distance between any and all location(s) selling and/or serving all alcohol and the location of applicable uses within this PUD.

G. Accessory Uses and Structures

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and such uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal structure. Accessory uses shall be subject to the following:

1. An establishment for the retail sales of convenience goods, laundromats, vending machine facilities, personal and professional service establishments, day care centers and similar uses are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of the PUD and their guests with no signs or other external evidence of the existence of these establishments visible from off-site.

2. Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required uncomplimentary buffer.

H. Additional Performance Standards

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

1. Child or day care centers shall provide a fenced outdoor play area which meets the minimum requirements set forth by the state licensing agency and which shall be located in the rear or side yards of the subject property.

2. Communication towers shall be permitted subject to the requirements relating to the location and maximum height of such towers pursuant to Part 15 of the City of Jacksonville Zoning Code, notwithstanding height limitations stated herein.

3. Essential services including central water systems, sewerage systems, utility lines and easements shall be provided in accordance with the appropriate sections of the City of Jacksonville Ordinance Code.

4. Home occupations shall be permitted subject to Section 656.401(n)(1), (2), and (4), Zoning Code.

5. Off-street parking lots shall be permitted subject to the following conditions:

a. There shall be no storage, sales or service activity of any kind on these lots.

b. Vehicles parked on the lot shall be limited to automobiles for employee and customer parking.

6. The outside sale and service of alcoholic beverages in conjunction with a restaurant shall be limited to an area which is contiguous to an existing licensed facility or establishment and which shall be no greater than the inside area for sale and service.

7. Outside retail sale of holiday items, including fireworks, shall be permitted subject to the following conditions:

a. The holiday items sold shall be limited to those items which are related to the holiday immediately upcoming at the end of the applicable 30-day period. For example, prior to New Year's Day and the Fourth of July - legal fireworks; prior to Christmas - Christmas trees and ornaments; prior to Halloween - costumes and decorations related to Halloween. Whether an item is related to the upcoming holiday shall be determined by the Director of the Planning and Development Department or the Director's designee.

b. There shall be adequate parking sufficient to accommodate the additional temporary retail sales without reducing the number of available parking spaces required by the Zoning Code in connection with the other principal use(s), unless, in the opinion of the Planning and Development Department, adequate parking is otherwise available.

c. There shall be adequate access to the site from the right-of-way, such that the temporary outside retail sales will not result in undue traffic congestion. The site plan for the site shall be submitted to the City Traffic Engineer for review and approval to ensure that access to the site from the right-of-way will not result in undue traffic congestion, prior to the issuance of the permit by the Chief of the Building Inspection Division.

d. Outside retail sales of holiday items shall occur only by permit issued by the Chief of the Building Inspection Division.

8. Private clubs, conference centers and meeting facilities shall be permitted subject to the condition that any food and beverage, including alcoholic beverages, shall be limited to service incidental to the primary activity of the facility.

9. Schools shall be permitted subject to the condition that lighting associated with the school, as well as the recreation areas and playing fields, shall be so designed and installed so as to prevent glare or excessive light on any adjacent residential property, subject to the review and approval of the Planning and Development Department.

10. Veterinarians, animal hospitals and associated animal boarding kennels shall be permitted subject to the following conditions:

a. Buildings which are used for animal boarding shall be completely soundproofed.

b. Animals shall be kept in the enclosed soundproofed buildings during the hours of 8:00 p.m. to 8:00 a.m.

11. Personal Property Storage will be allowed on minimum lot size of not less than 1.5 acres and the minimum parking spaces required are .24 per 1000 square feet. Otherwise, use is subject to the remaining conditions of 656.401(q).

12. Service garages for minor automotive repairs shall be subject to the buffer requirements set forth in Section 656.1216 of the Zoning Code where the use is located immediately adjacent to a Residential use on Parcel B.

13. Establishments for the service and repair of general appliances and small engines shall be subject to the buffer requirements set forth in Section 656.1216 of the Zoning Code where the use is located immediately adjacent to Residential use on Parcel B.

I. Height Limitations

Decorative rooftop structures including screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy are not included in the maximum height.

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided as shown on the PUD Conceptual Site Plan via Hodges Boulevard and Glen Kernan Parkway. The locations and design of the access points, turn/deceleration lanes and internal driveways as shown on the PUD Conceptual Site Plan may vary prior to development; provided, however, that the final design of the access point(s),

potential connections and internal drives shall be subject to the review and approval of Development Services and the Planning and Development Department.

B. Recreation/Open Space

Active recreation will be provided with amenity/recreation areas pursuant to Policy 2.2.5 of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

C. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Zoning Code, with the following additional and superseding provisions specifically noted to address the integrated mixed use design qualities of the PUD. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. For individual uses, which may own their sites in fee simple, required landscaping may be provided “off-site” within the PUD and may be shared with other uses, as long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses.

1. *Buffers*

The City’s Zoning Code requires buffers for “uncomplimentary land uses and zones” in Section 656.1216. Except as specifically required herein (minor automotive repair) and (general appliance and small engine repair), due to the integrated mixed use nature of this PUD, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required.

2. *Perimeter Vehicle Use Area Buffer*

A ten (10) foot buffer shall be provided between public rights-of-way and vehicle use areas. Parking along the perimeter vehicle use area buffer may be reduced in depth from eighteen (18) feet to sixteen (16) feet provided that the additional two (2) feet of parking depth is added to the width of the landscape buffer.

D. Signage

The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, users, and tenants and for directional communication in a distinctive and aesthetically pleasing manner. A coordinated system of identification, directional and vehicular control signage will be provided for all common areas and road rights-of-way. The PUD identity, multiple uses, owners and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners and/or tenants and without regard to lot location or frontage. All project identity and directional signs shall be architecturally compatible with the

project or buildings represented. Signs may be internally or externally illuminated. In addition to the uses, owners and or tenants, the signs may include the overall PUD identity.

1. Project Identity Monument Sign on Hodges Boulevard.

A maximum of one (1) project identity monument signs will be permitted along Hodges Boulevard for the PUD project and/or uses, owners and tenants within the PUD. This sign may be two sided, externally or internally illuminated and may be located within the median of the internal access road. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared monument sign.

This monument sign will not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.

2. Retail/Institutional/Office Parcels: Identity Monument Signs.

Identity monument signs are permitted for all parcels. Each parcel shall be permitted one (1) externally or internally illuminated identity monument sign with one or two sides. Multiple users/tenants within one building or a series of buildings may be identified with one shared monument sign.

These monument signs will not exceed ten (10) feet in height and fifty (50) square feet (each side) in area.

3. Directional Signage on Hodges Boulevard.

A maximum of two (2) directional signs for Parcels A, B and D will be permitted along Hodges Boulevard for the PUD project and/or uses, owners and tenants within the PUD. These signs may be two sided and externally or internally illuminated. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared sign.

These directional signs will not exceed four (4) feet in height and twelve (12) square feet (each side) in area.

4. Other Signs.

Wall signs and awning signs are permitted. Wall and awning signage visible from public rights-of-way will be permitted for each residential use, non-residential use and for each non-residential tenant within a multi-tenant building. Cumulatively, both wall and awning signage will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from public rights-of-way. Wall signage for residential uses shall be limited to one wall sign for each building face oriented toward a public street. Wall and awning signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed to be interior signs and the size is unlimited.

Projecting signs are permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from a public right-of-way to

which side the projecting sign is attached. The ten (10) percent shall be measured cumulatively with any wall and awning signs on the same side of the building.

Under canopy signs are permitted. One (1) under-the-canopy sign per occupancy is permitted, not exceeding a maximum of ten (10) square feet in area per side.

Internal directional signs indicating major buildings, major tenants, common areas and various building entries will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of eight (8) square feet in area per sign face. For pedestrian directional signage, such as “informational sidewalk kiosks”, 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of eight (8) 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.

Changing message devices are permitted for non-residential uses subject to the provisions of Section 656.1302, Zoning Code, as it may be amended.

Because all project identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will 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.

Temporary banner signs will be permitted not to exceed twenty-five (25) square feet in area. Banner signs will be permitted in the entrances and interior of the PUD. Seasonal festive banners may be displayed forty-five (45) days prior to and thirty (30) days following the holiday. Other banners (including but not limited to “Now Opening” or “Hiring Soon” banners) may be displayed for a maximum of thirty (30) days. The banners shall be allowed to display logos and/or the name of the project and/or owner. Banner signs do not count toward the overall maximum sign face allowable for monument signs.

5. General Provisions Governing All Monument Signage

a. All monument signs on the same lot must be a minimum of one-hundred (100) feet apart; provided, however, that this minimum distance shall not apply to the distance between a sign for residential use and a sign for non-residential use.

b. As a part of verification of substantial compliance with this PUD, prior to commencement of each use which proposes a monument sign, the applicant for that use shall submit a plan showing the location, height, size and design of the proposed monument sign to the Planning and Development Department for its review and approval for consistency with this PUD.

E. Architectural Guidelines.

Buildings, structures and signage shall be architecturally compatible with those in other uses within the PUD.

F. Construction offices/model units/real estate rental or sales.

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, "unit" or "phase" until that lot, "unit" or "phase" is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

G. Modifications

Amendment to this approved PUD district may be accomplished through an administrative modification, minor modification or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

H. Parking and Loading Requirements

Parking will be provided in accordance with Part 6 of the City's Zoning Code, as it may be amended, with the following additional and superseding provisions:

1. Parking shall be provided in accordance with the following standards (based upon parking generation studies conducted by the Urban Land Institute--ULI):

Retail/Commercial and Restaurants: 4 spaces per 1,000 s.f. GLA

Office: 3 spaces per 1,000 s.f. GLA

Movie Theatre: 1 space per 6 seats

Hotel: 1 space per room

2. For all uses, parking standards shall be applied taking into consideration the entire use or development at issue.
3. For individual lots within the Retail/Office parcels, which may own their sites in fee simple, required off-street parking may be provided "off-site" within the Retail/Office parcels and may be shared with other uses, so long as all of the uses within the Retail/Office parcels, in their entirety, provide sufficient off-street parking for all proposed uses therein.
4. For dormitories and suite-style student housing, parking shall be provided at a minimum ratio of one (1) space for each two (2) beds and shall be provided in either garages, driveways or common parking.
5. For senior housing uses listed, parking shall be provided at a minimum

ratio of one (1) space for every four (4) beds plus one (1) space for each employee or resident manager and shall be provided in either garages, driveways or common parking.

6. Valet parking is permitted to satisfy parking requirements when provided within 1,000 feet of the business(es) being served.
7. There shall be no limit or maximum number of parking spaces for any use within the PUD.

8. A modification from the requirements of Part 6 of the Zoning Code (Off-street Parking and Loading Regulations) may be permitted within the PUD as an administrative modification to the PUD, subject to the review of the Planning and Development Department. Grounds for such modifications include the sharing of parking among uses with parking demands at different times.

9. Shared parking is permitted to satisfy parking required for multiple uses, subject to the review and approval of the Planning and Development Department.

10. In the verification of substantial compliance process pursuant to Section 656.341(g), Zoning Code, a study of proposed parking for a mix of identified uses may be submitted to the Planning and Development Department, subject to its review and approval, demonstrating that the total parking requirements for such uses may be reduced as part of the verification process to not less than eighty (80) percent of the sum of the amount required for each separate identified use.

I. Lighting

Lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property.

J. Stormwater Retention

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

K. Utilities

The Property is served by JEA.

L. Silviculture

Silviculture uses may continue as a permitted use on all or any portion of the Property until build-out.

VI. JUSTIFICATION FOR THE PUD REZONING

The PUD proposes the concept of a carefully planned mixed-use and interconnected development scaled for and complimentary to the pedestrian. Many best development and planning practices have been incorporated into the PUD including:

- A mix of land uses;
- Internal and external vehicular connectivity;
- Pedestrian-friendly environment;
- Creation of employment opportunities; and
- The inclusion of performance standards for the project that will establish the unique quality, identity and character of the PUD.

Additionally, considering the urban nature of this site, the mixed-use nature of the proposed development, the configuration and orientation of the proposed development, the maximum heights provided herein and other factors.

VII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it includes limitations on uses to ensure compliance with the CGC land use category; it provides for maximum densities/intensities; it limits certain uses to certain parcels; for each use, it sets forth minimum lot width, maximum lot coverage, minimum yard requirements and maximum height of structures which are unique to the urban design and character of this PUD and, therefore, vary from the otherwise applicable Zoning Code provisions; it waives the distance limitations contained in Part 8, Zoning Code for certain uses; it consolidates under Retail/Commercial and Office uses office, medical, retail and other commercial uses which are otherwise set forth in multiple, different zoning districts; it includes variations to the accessory use and performance standards provisions which are consistent with the urban, mixed-use design of this PUD; it includes variations from the landscaping provisions consistent with the urban design of this PUD; it provides for use-specific signage tailored to the frontage on Hodges Boulevard; and it includes variations from the parking standards otherwise applicable to accommodate the urban design of this PUD, shared parking and other features of a planned multi-use development.

Any deviation or waiver of Zoning Code requirements proposed in an application, including any applicable zoning overlay, and any subdivision regulations, design standards or other requirements shall be identified in a separate enumerated section of the written description with an explanation given as to why each deviation or waiver is necessary. Failure of the applicant to disclose any deviations or waivers requested in this manner shall mean that the normal applicable Zoning Code provisions, zoning overlay, subdivision regulations, design standards or other requirements shall apply, unless otherwise shown on the site plan.

VIII. PERMISSIBLE USES BY EXCEPTION

Service garages for minor repair of automobiles and establishments for the service and repair of general appliances and small engines are permitted by exception as described in IV.D.2. above.

IX. PUD REVIEW CRITERIA

A. Consistency with the Concurrency Management System: The PUD will comply with the Concurrency and Mobility Management System regulations. By a separate executed document and concurrently with the enactment into law of the zoning legislation sought herein, the Glen Kernan VPAC #4156 will be modified to spread the concurrency credits now in said Glen Kernan VPAC #4156 to the entire gross acreage contained in the PUD that is created by this legislation.

B. Allocation of Residential Land Use: The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

C. Internal Compatibility: The PUD provides for integrated design and compatible uses within the PUD.

D. External Compatibility/Intensity of Development: The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

E. Maintenance of Common Areas and Infrastructure: All common areas and infrastructure will be maintained by the owner, maintenance company and/or one or more owners' association(s).

F. Usable Open spaces, Plazas, Recreation Areas: The PUD provides ample open spaces and recreational opportunities and will provide active recreation for all residential uses consistent with the Zoning Code

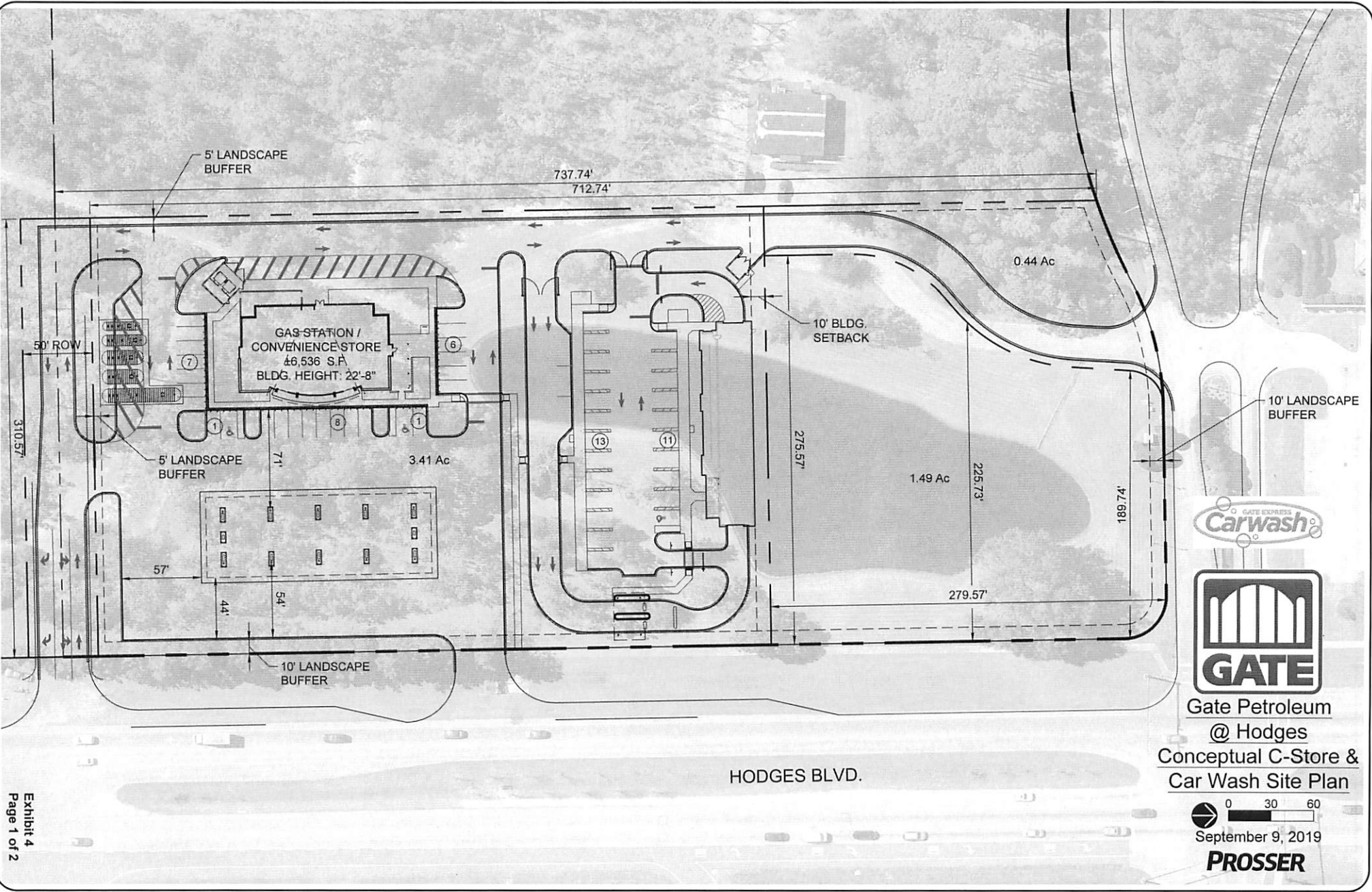
G. Impact on Wetlands: Although none is anticipated, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements, as applicable.

H. Listed Species Regulations: The Property is less than fifty (50) acres in size, so a listed species survey is not required.

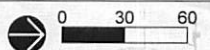
I. Parking Including Loading and Unloading Areas: The PUD provides ample off-street parking.

J. Sidewalks, Trails, and Bikeways: The PUD will provide for pedestrian and bicycle connectivity and recreational trails consistent with the City of Jacksonville Ordinance Code and the 2030 Comprehensive Plan.

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Gate Petroleum
 @ Hodges
 Conceptual C-Store &
 Car Wash Site Plan



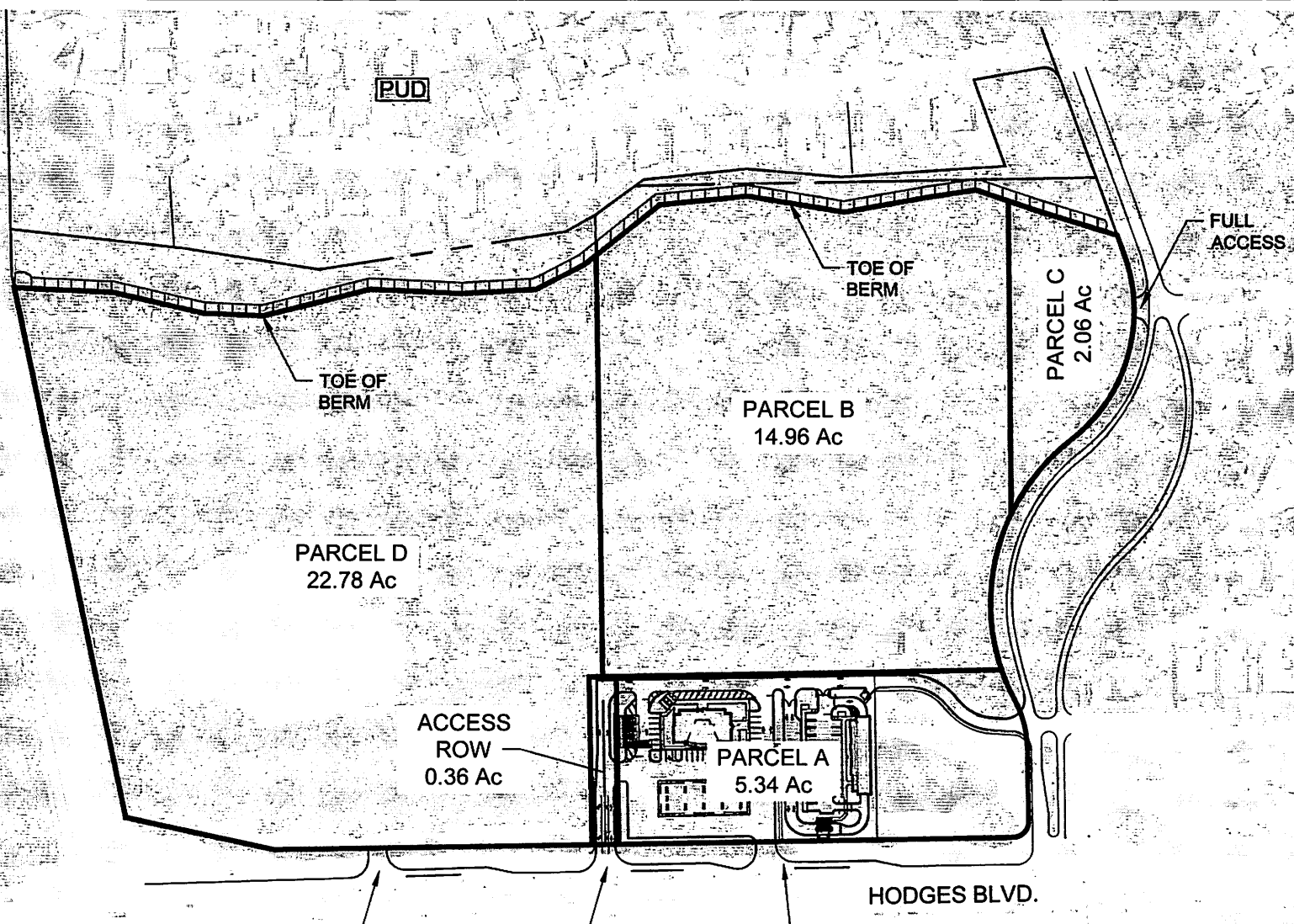
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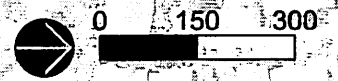
Exhibit 4
 Page 1 of 2

BLOCKOVERBLOCKNAME

J TURNER BUTLER



PUD Plan



September 9, 2019

