

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

April 8, 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.: 2021-136 **Application for: Larry's 1st Stop Auto**

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**

This rezoning is subject to the following exhibits:

1. The original legal description dated November 20, 2019
2. The original written description dated November 3, 2020
3. The original site plan dated January 13, 2021

Recommended Planning Commission Conditions to the Ordinance:

Planning Commission conditions: None

Planning Department conditions:

1. A minimum six (6) foot high, 100% opaque fence shall be placed the subject property line along New Kings Road.
2. All vehicles must be located behind the fence along New Kings Road.
3. There shall be a 50 foot undisturbed landscaped buffer where adjacent to residential use and zoning districts.
4. The subject property shall comply with Part 12.
5. There shall be no stacking of shipping containers.
6. Vehicles shall not be stacked over 20 feet in height.

7. No vehicle stacking within 150 feet of New Kings Road
8. No vehicles shall be parked in the City Right-of-Way.
9. 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.

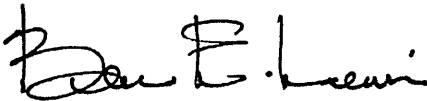
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition. The Commissioners felt the conditions were burdensome to a business that has been operating for over 20 years.

Planning Commission Vote:	7-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Aye
Jason Porter	Aye

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

Sincerely,



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

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2021-136 TO
PLANNED UNIT DEVELOPMENT

APRIL 8, 2021

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2021-0136 to Planned Unit Development.

Location: 0 & 10042 New Kings Road and 0 Trout River Boulevard; between New Kings Road & Moncrief-Dinsmore Road, North of Trout River Boulevard

Real Estate Number(s): 002697-0000; 002705-0010; 03947-0005; 003647-0030; 003947-0020; 03947-0040

Current Zoning District(s): Residential Rural-Acre (RR-Acre)
Commercial Community General-2 (CCG-2)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)
Community General Commercial (CGC)

Proposed Land Use Category: Light Industrial (LI)
Heavy Industrial (HI)

Planning District: North, District 6

Applicant/Agent: Taylor Mejia
The Southern Group
208 North Laura Street Suite 710
Jacksonville, Florida 32202

Owner: Larry's 1st Stop Auto Parts Inc.
10042 New Kings Road
Jacksonville, Florida 32219

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2021-136 seeks to rezone approximately 10.30 acres of land from Residential Rural-Acre (RR-Acre) and Commercial Community General-2 (CCG-2) to PUD. The rezoning to PUD is being sought to allow for auto recycling and auto storage. Larry's 1st Stop Auto Parts Inc. was opened in 2000 at 10042 New Kings Road on 3.42 acres of land in the CCG-2 zoning district.

After more than a decade of operation, the Owner expanded by way of purchasing properties to the south. In 2012, they purchased three properties all addressed 0 Trout River Boulevard (RE# 003947-0005, 003947-0030, 003947-0020). Those properties totaled 6.77 acres. In 2013, they purchase one more property to the south, 0 Trout River Boulevard (RE# 003947-0040), totaling one acre. All of those properties are RR-Acre with LDR land use. The uses conducted on all properties is out of compliance with the zoning district. The rezoning to PUD is to allow the unpermitted uses to be brought into compliance. The uses are not legal non-conforming they have always been out of compliance.

There is a companion Land Use Amendment, 2021-135 (L-5427-19A). The proposed LUA is for Low Density Residential (LDR) and Community General Commercial (CGC) to Light Industrial (LI) and Heavy Industrial (HI).

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 CGC and LDR functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Large-Scale Land Use Amendment to the Future Land Use Map Series L-5427-19A (Ordinance 2021-135) that seeks to amend the portion of the site that is within the CGC land use category to HI and the portion of the site within the LDR land use category to LI. Staff is recommending that Application for Large-scale Land Use Amendment to the Future Land Use Map Series L-5427-19A be approved. 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. A description of the category is noted below.

(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:

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 subject properties are rezoning to allow for various industrial uses. The site uses New Kings Road, a principal roadway, for access. The PUD restricts access to only New Kings Road, no access is allowed onto Trout River Boulevard. The surrounding area is mostly zoned CCG-2 or RR-Acre.

Policy 3.2.1

The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

The proposed industrial use is located in a commercial corridor, which stretches along New Kings Road from Soutel Drive to the Trout River (Dunn Avenue). However the site is commercial/industrial expansion into residential properties so this Staff Report has conditions to the approval.

(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): CGC and LDR. There is a companion Application for Large-scale Land Use Amendment to the Future Land use Map Series L-5427-19A (Ordinance 2021-135) that seeks to amend the portion of land that is within the CGC

land use category to HI and the portion within the LDR to LI. The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals. According to the CCMSO, there is nothing in the Concurrency System for this site and the owner may need to apply for Mobility & CRC.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for auto recycling and auto 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.

(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:

- Traffic and pedestrian circulation patterns: Traffic circulation is limited to ingress/egress off New Kings Road. No access shall be allowed onto Trout River Boulevard. There is no pedestrian circulation.
- The use and variety of building setback lines, separations, and buffering: The site plan and written description indicate a 20 feet undisturbed landscape buffer between any/all portions of the property that abut residential zoned property. Staff conditions that the buffering be increased to a 50 feet undisturbed landscape buffer between any/all portions of the property that abut residential zoned property.
- Compatible relationship between land uses in a mixed use project: This project is an allowance of both light and heavy industrial uses. The Heavy Industrial uses are allowed adjacent to New Kings Road and the Light Industrial uses are allowed on the southern and western portions of the subject properties.

(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: Properties along New Kings Road are in the CCG-2 zoning district and are mostly auto centric related uses and storage of vehicles. To the south and along Trout River Boulevard, the properties are single-family dwellings in the RR-Acre zoning district.
- 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	CGC	CCG-2	Single-Family Dwelling
South	LDR	RR-Acre	Single-Family Dwellings
East	CGC	CCG-2	Used Auto and Tire Sales
West	LDR	RR-Acre	Single-Family Dwellings

(6) Intensity of Development

The proposed development is consistent with the HI and LI functional land use categories. The PUD is appropriate at this location as conditioned in this report because the auto storage and auto scrapping uses proposed are consistent with the surrounding use. The conditions in this recommendation are to protect the surrounding residential uses from the growing industrial

- 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 Heavy Industrial uses are allowed adjacent to New Kings Road and the Light Industrial uses are allowed on the southern and western portions of the subject properties.
- The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD: Staff has conditioned the proposed PDU with additional buffering giving additional privacy to residential properties that have and to deal with the industrial intrusion the last nine years. There is also a condition prohibiting stacking of storage containers which will insure more safety for the property owner and others on the property. Another condition adds visual screening along New Kings Road.
- The existing residential density and intensity of use of surrounding lands: There are five residential properties adjacent to the subject properties.
- The availability and location of utility services and public facilities and services: The PUD Written Description claims that there are JEA services available to the site. However, the JEA letter provided in the application packet indicates that estimate for connection should be submitted, fire protection is needed on site, and no sewer connection abuts the property.

(7) Usable open spaces plazas, recreation areas.

Not required for commercial/industrial use.

(8) Impact on wetlands

Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

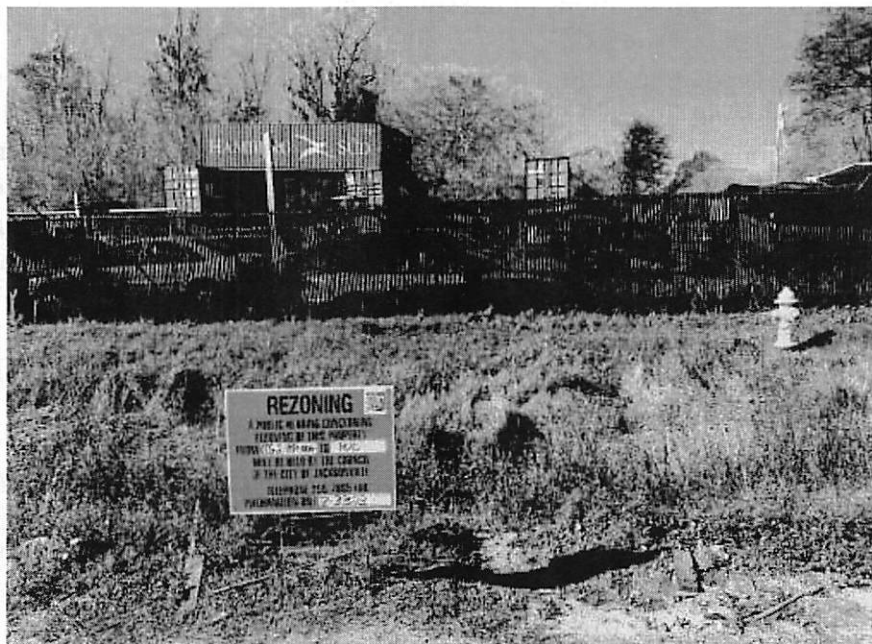
The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Applicant provided proof of posting of the required Notice of Public Hearing signs on the subject properties on February 23, 2021.



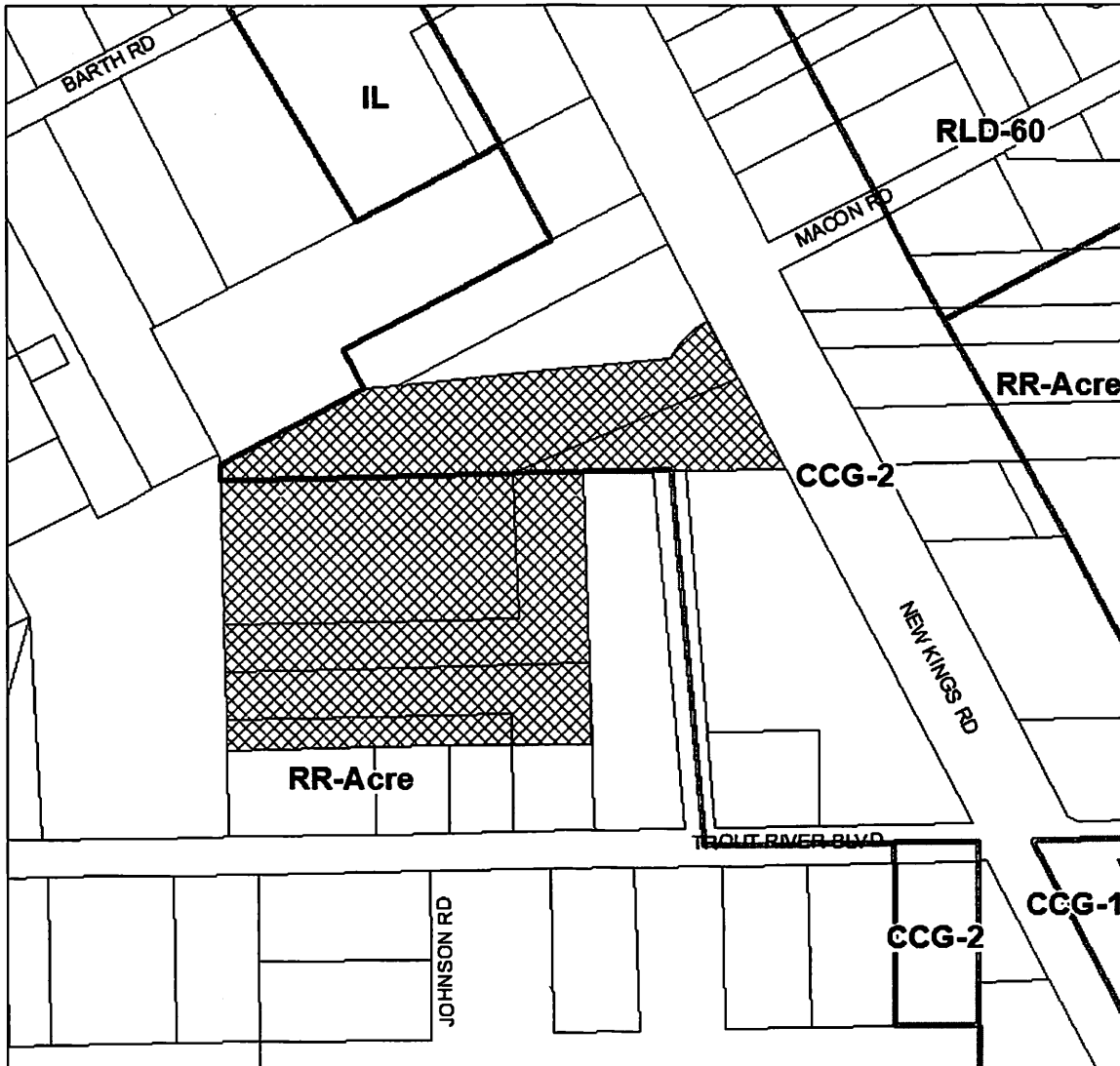
RECOMMENDATION

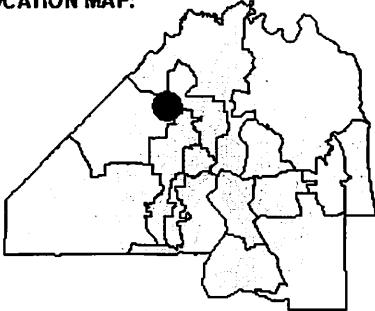

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2021-136 be **APPROVED with CONDITIONS with the following exhibits:**

1. The original legal description dated November 20, 2019
2. The original written description dated November 3, 2020
3. The original site plan dated January 13, 2021

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2021-136 be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. A minimum six (6) foot high, 100% opaque fence shall be placed the subject property line along New Kings Road.
2. All vehicles must be located behind the fence along New Kings Road.
3. There shall be a 50 foot undisturbed landscaped buffer where adjacent to residential use and zoning districts.
4. The subject property shall comply with Part 12.
5. There shall be no stacking of shipping containers.
6. Vehicles shall not be stacked over 20 feet in height.
7. No vehicle stacking within 150 feet of New Kings Road
8. No vehicles shall be parked in the City Right-of-Way.
9. 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.



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-2 & RR-ACRE</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 95 190 380 Feet</p> <p>COUNCIL DISTRICT: 8</p>
<p>ORDINANCE NUMBER ORD-2021-0136</p>	<p>TRACKING NUMBER T-2021-3323</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0136 Staff Sign-Off/Date CMQ / 02/16/2021
 Filing Date 03/09/2021 Number of Signs to Post 4
 Hearing Dates:
 1st City Council 04/13/2021 Planning Commission 04/08/2021
 Land Use & Zoning 04/20/2021 2nd City Council 04/27/2021
 Neighborhood Association CISCO GARDEN CIVIC ASSOC; EDEN GROUP INC
 Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3323 Application Status PENDING
 Date Started 01/12/2021 Date Submitted 01/13/2021

General Information On Applicant

Last Name MEJIA First Name TAYLOR Middle Name
 Company Name THE SOUTHERN GROUP
 Mailing Address 208 N LAURA ST SUITE 710
 City JACKSONVILLE State FL Zip Code 32202
 Phone 9043495954 Fax 904 Email MEJIA@THESOUTHERNGROUP.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name N/A First Name N/A Middle Name
 Company/Trust Name LARRYS 1ST STOP AUTO PARTS INC
 Mailing Address 10042 NEW KINGS ROAD
 City JACKSONVILLE State FL Zip Code 32219
 Phone Fax Email

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 002697 0000	8	6	CCG-2	PUD
Map 002705 0010	8	6	CCG-2	PUD
Map 003947 0005	8	6	RR-ACRE	PUD
Map 003947 0030	8	6	RR-ACRE	PUD
Map 003947 0020	8	6	RR-ACRE	PUD
Map 003947 0040	8	6	RR-ACRE	PUD

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

Existing Land Use Category

CGC

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 10.30

Development Number L5427-19A

Proposed PUD Name LARRYS 1ST STOP AUTO PUD

Justification For Rezoning Application

TO BRING AN EXISTING (GRANDFATHERED) AUTO RECYCLING OPERATION INTO COMPLIANCE

Location Of Property

General Location
10042 NEW KINGS ROAD AND 0 TROUT RIVER BLVD

House #	Street Name, Type and Direction	Zip Code
10042	NEW KINGS RD	32219

Between Streets
TROUT RIVER BLVD and BARTH ROAD

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

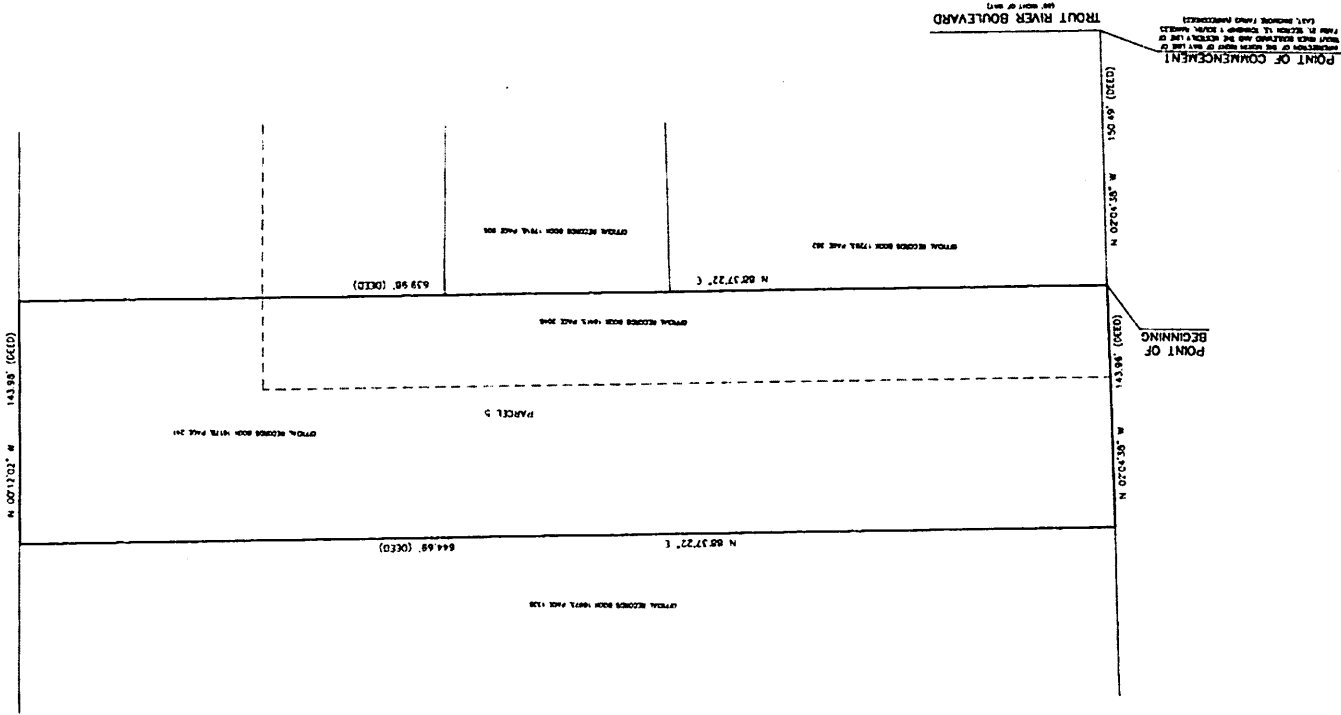
- 2) Plus Cost Per Acre or Portion Thereof
10.30 Acres @ \$10.00 /acre: \$110.00
- 3) Plus Notification Costs Per Addressee
39 Notifications @ \$7.00 /each: \$273.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,652.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

MAP SHOWING SKETCH OF

CERTIFIED TO:

A PORTION OF FARM 21, SECTION 13, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DAVENPORT FARMS (UNRECORDED) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCED AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF TROUT RIVER BOULEVARD (A 60.00 FOOT RIGHT OF WAY) WITH THE WESTERN LINE OF SAID FARM 21; THENCE NORTH 02 DEGREES, 04 MINUTES, 28 SECONDS WEST, ALONG THE WESTERN LINE OF SAID FARM 21, 150.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02 DEGREES, 04 MINUTES, 28 SECONDS WEST, SAID LINE ALSO BEING THE EASTERN BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS WITHIN 11804, PAGE 287, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, 150.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02 DEGREES, 04 MINUTES, 28 SECONDS WEST, ALONG THE WESTERN LINE OF SAID FARM 21 AND THE WESTERN BOUNDARY OF SAID OFFICIAL RECORDS VOLUME 11804, PAGE 287, 143.98 FEET; THENCE NORTH 88 DEGREES, 27 MINUTES, 22 SECONDS EAST, 644.68 FEET; THENCE SOUTH 00 DEGREES, 12 MINUTES, 02 SECONDS WEST, 143.98 FEET; THENCE NORTH 88 DEGREES, 27 MINUTES, 22 SECONDS EAST, 639.98 FEET TO THE POINT OF BEGINNING.



POINT OF COMMENCEMENT
 (0320) 60.00 S
 M. 58°10'20" N

POINT OF BEGINNING
 (0320) 248.93 S
 M. 58°10'20" N

TROUT RIVER BOULEVARD
SEE MAP OF 2011

GENERAL NOTES

1. BEARINGS ARE BASED ON THE PLAT BEARING OF N 02°04'32" W ALONG THE
2. BY GRANTING PLATING ONLY, THE GRANTED LANDS LIE WITHIN FLOOD ZONE X AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED JUNE 1, 2013, COMPARISON NUMBER 120077, PARCEL 0182.
3. THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT #/ON FILE
4. OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
5. THIS DRAWING DOES NOT PURPORT TO BE A BOUNDARY SURVEY.

LEGEND:
 ● = BOUNDARY
 ○ = CENTER
 --- = CONCRETE
 --- = FENCE
 ○ = 1" = 1/8" SCALE STRIPES PERMANENT
 ○ = 1/2" = 1/8" SCALE STRIPES PERMANENT
 ○ = 1/4" = 1/8" SCALE STRIPES PERMANENT
 ○ = 1/8" = 1/8" SCALE STRIPES PERMANENT
 ○ = 1/16" = 1/8" SCALE STRIPES PERMANENT

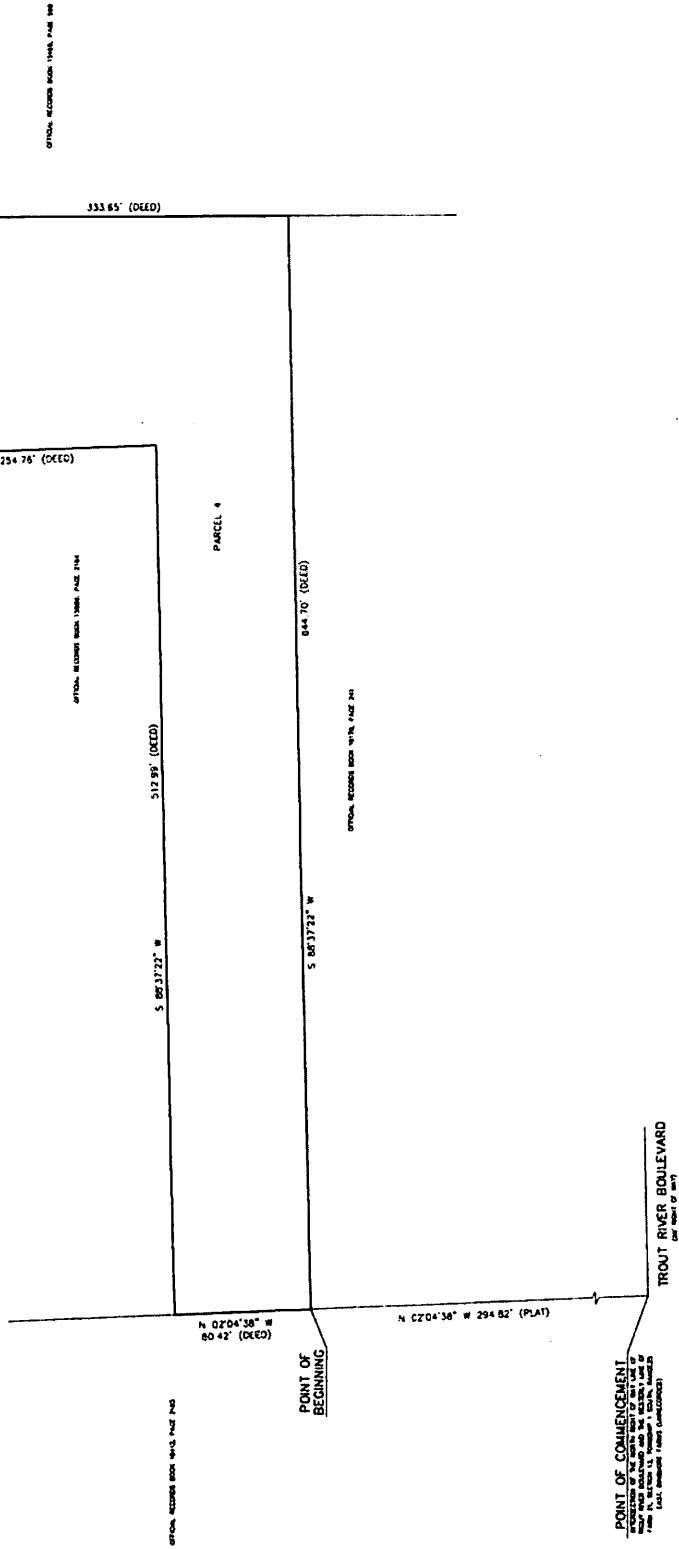
CERTIFICATE
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND ENGINEERS IN CHAPTER 49-17, FLORIDA STATUTES.
 ADMINISTRATIVE CODE, PARAGRAPH 49-17.001(2), FLORIDA STATUTES.
 RAYMOND THOMPSON
 REGISTERED PROFESSIONAL SURVEYOR AND ENGINEER # 6146
 STATE OF FLORIDA, LICENSE BUSINESS NO. 7469

DATE OF FIELD SURVEY: 11-20-19
 SCALE: 1" = 50'
 SUBDIVISIONS
 Ray Thompson
 SURVEYING, Inc.
 1825 University Boulevard West
 Jacksonville, Florida 32217
 (Phone) 904-448-5125
 (Fax) 904-448-5178

MAP SHOWING SKETCH OF

PARCEL # 4
 A PORTION OF FARM 21, SECTION 13, TOWNSHIP 20 S, RANGE 20 E, DEWEESE FARMS (UNRECORDED)
 COMMENCE AT THE INTERSECTION OF THE NORTHERLY CORNER OF THE TRIBUTARY ROAD, BEARING 16.48 00
 FOOT NORTH (W) WITH THE WESTERLY LINE OF SAID FARM 21; THENCE NORTH 03 DEGREES 04 MINUTES
 30 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID FARM 21, SAND LINE ALSO BEING THE EASTERN
 BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 11584, PAGE 397, OF THE CURRENT PUBLIC
 LANDS OF SAID COUNTY; THENCE SOUTH 88 DEGREES 28 MINUTES 19 SECONDS WEST, ALONG THE WESTERLY BOUNDARY
 OF SAID OFFICIAL RECORDS VOLUME 11584, PAGE 397, 60.43 FEET; THENCE NORTH 88 DEGREES 27 MINUTES
 19 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID FARM 21 AND THE EASTERN BOUNDARY
 OF SAID OFFICIAL RECORDS VOLUME 11584, PAGE 397, 60.43 FEET; THENCE NORTH 88 DEGREES 27 MINUTES
 19 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID OFFICIAL RECORDS VOLUME 1074, PAGE 1264, THENCE NORTH 19
 DEGREES 15 MINUTES 10 SECONDS EAST, ALONG THE SOUTH LINE OF SAID OFFICIAL RECORDS VOLUME 1074,
 PAGE 1264, 42.88 FEET TO THE NORTHEAST CORNER OF SAID FARM 21 AND THE NORTHWEST CORNER OF
 SAID COUNTY AS MONUMENTED; THENCE SOUTH 02 DEGREES 12 MINUTES 02 SECONDS EAST, ALONG THE EAST
 LINE OF FARM 21, AS MONUMENTED; THENCE SOUTH 88 DEGREES 27 SECONDS WEST, 844.70 FEET TO THE POINT OF
 BEGINNING.
 THIS PARCEL CONTAINS 2.00 ACRES MORE OR LESS.

CERTIFIED TO:



POINT OF COMMENCEMENT
 THE POINT OF COMMENCEMENT IS THE NORTHWEST CORNER OF THE TRIBUTARY ROAD, BEARING 16.48 00 FOOT NORTH (W) WITH THE WESTERLY LINE OF SAID FARM 21; THENCE NORTH 03 DEGREES 04 MINUTES 30 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID FARM 21, SAND LINE ALSO BEING THE EASTERN BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 11584, PAGE 397, OF THE CURRENT PUBLIC LANDS OF SAID COUNTY; THENCE SOUTH 88 DEGREES 28 MINUTES 19 SECONDS WEST, ALONG THE WESTERLY BOUNDARY OF SAID OFFICIAL RECORDS VOLUME 11584, PAGE 397, 60.43 FEET; THENCE NORTH 88 DEGREES 27 MINUTES 19 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID FARM 21 AND THE EASTERN BOUNDARY OF SAID OFFICIAL RECORDS VOLUME 11584, PAGE 397, 60.43 FEET; THENCE NORTH 88 DEGREES 27 MINUTES 19 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID OFFICIAL RECORDS VOLUME 1074, PAGE 1264, THENCE NORTH 19 DEGREES 15 MINUTES 10 SECONDS EAST, ALONG THE SOUTH LINE OF SAID OFFICIAL RECORDS VOLUME 1074, PAGE 1264, 42.88 FEET TO THE NORTHEAST CORNER OF SAID FARM 21 AND THE NORTHWEST CORNER OF SAID COUNTY AS MONUMENTED; THENCE SOUTH 02 DEGREES 12 MINUTES 02 SECONDS EAST, ALONG THE EAST LINE OF FARM 21, AS MONUMENTED; THENCE SOUTH 88 DEGREES 27 SECONDS WEST, 844.70 FEET TO THE POINT OF BEGINNING.
(SEE PLAN AND MONUMENTS FOR EXACT LOCATION)

GENERAL NOTES:

1. BEARINGS ARE BASED ON THE PLAT BEARING OF N 07°04'38" W ALONG THE WESTERLY BOUNDARY LINE OF SAID FARM 21.
2. BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS ARE WITHIN FLOOD ZONE 100A AS SHOWN ON THE FLOOD ZONE MAP OF SAID COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORDS VOLUME 11584, PAGE 397.
3. THIS SURVEY REFLECTS ALL CASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT & FOR TRAIL CLOSURE OF OTHER DOCUMENTS PROVIDED BY CLIENT, IF SUPPLIED, UNLESS OTHERWISE STATED. NO CLAIMS TO BE MADE AGAINST THE SURVEYOR OR HIS EMPLOYERS FOR THE SAME.
4. THIS SURVEY NOT VALID WITHOUT THE EXPRESSED SEAL OF THE CERTIFYING SURVEYOR.
5. THIS DRAWING DOES NOT PURPORT TO BE A BOUNDARY SURVEY.

LEGEND: -- = boundary --- = fence --- = concrete --- = 1/4" steel strip --- = 1/2" steel strip --- = 3/4" steel strip --- = 1" steel strip --- = 1 1/2" steel strip --- = 2" steel strip --- = 3" steel strip --- = 4" steel strip --- = 6" steel strip --- = 8" steel strip --- = 10" steel strip --- = 12" steel strip --- = 14" steel strip --- = 16" steel strip --- = 18" steel strip --- = 20" steel strip --- = 24" steel strip --- = 28" steel strip --- = 32" steel strip --- = 36" steel strip --- = 40" steel strip --- = 44" steel strip --- = 48" steel strip --- = 52" steel strip --- = 56" steel strip --- = 60" steel strip --- = 64" steel strip --- = 68" steel strip --- = 72" steel strip --- = 76" steel strip --- = 80" steel strip --- = 84" steel strip --- = 88" steel strip --- = 92" steel strip --- = 96" steel strip --- = 100" steel strip	SCALE: 1" = 50' CERTIFICATE: I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA. I AM A MEMBER OF THE PROFESSIONAL SURVEYORS ASSOCIATION OF FLORIDA AND AM LICENSED UNDER ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.	DATE OF FIELD SURVEY: 11-20-19 JOB #: 38744-4
Ray Thompson SURVEYING, Inc. CALLING THE DISTANCE BY YOU! 1825 University Boulevard West Jacksonville, Florida 32217 (Phone) 904-448-5125 (Fax) 904-448-5178	CONSTRUCTION SURVEYS LAND SURVEYS SUBDIVISIONS	

MAP SHOWING SKETCH OF

CERTIFIED TO:

PARCEL 3

A PORTION OF FARM 21, SECTION 13, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DINGDORF TOWNSHIP (UNRECORDED) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF TROUT RIVER BOULEVARD (A 66.00 FOOT RIGHT OF WAY WITH THE WESTERLY LINE OF SAO FARM 21) THENCE NORTH
02 DEGREES, 04 MINUTES, 38 SECONDS WEST, 512.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWEST ALONG THE WESTERLY LINE OF SAO FARM 21
VOLUME 11584, PAGE 597, OF THE CURRENT PUBLIC RECORDS OF SAO COUNTY, 375.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWEST ALONG THE WESTERLY LINE OF SAO FARM 21
VOLUME 11584, PAGE 597, 234.76 FEET TO THE NORTHWEST
CORNER OF SAO FARM 21 AND THE WESTERLY LINE OF SAO FARM 21; THENCE NORTH ALONG THE WESTERLY LINE OF SAO FARM 21, VOLUME 11584, PAGE 597, 512.99 FEET TO THE POINT OF
BEGINNING; THENCE SOUTH 04 DEGREES, 04 MINUTES, 38 SECONDS EAST, 234.76 FEET; THENCE SOUTH 08 DEGREES, 37 MINUTES, 22 SECONDS WEST, 512.99 FEET TO THE POINT OF
BEGINNING.

THIS PARCEL CONTAINS 3.05 ACRES MORE OR LESS.



OPTIONAL RECORDS BOOK 8013, PAGE 2193

OPTIONAL RECORDS BOOK 8013, PAGE 1738

S 80°37'22\"

512.99' (DEED)

S 02°04'38\"

E

234.76' (DEED)

S 80°37'22\"

512.99' (DEED)

OPTIONAL RECORDS BOOK 1002, PAGE 138

POINT OF COMMENCEMENT
THE POINT OF COMMENCEMENT IS THE INTERSECTION OF THE WESTERLY LINE OF TROUT RIVER BOULEVARD AND THE WESTERLY LINE OF SAO FARM 21, VOLUME 11584, PAGE 597, OF THE CURRENT PUBLIC RECORDS OF SAO COUNTY (UNRECORDED).

GENERAL NOTES:

1. BEARINGS ARE BASED ON THE ASSUMPTION THAT THE BEARING OF N 02°04'38\"
2. BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE X AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED JUNE 3, 2011, COMMUNITY NUMBER 120077, PANEL 0127-L.
3. THIS SURVEY IS NOT TO BE CONSIDERED AS A BASIS FOR ANY OTHER RECORDS PROVIDED BY SAO COUNTY OR ANY OTHER AGENCY, UNLESS OTHERWISE STATED. NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.
4. THIS DRAWING DOES NOT PURPORT TO BE A BOUNDARY SURVEY.

LEGEND:
L = LAND
- = UNCH.
- = TRAIL
- = FENCE
- = DITCH
- = 1/2\"

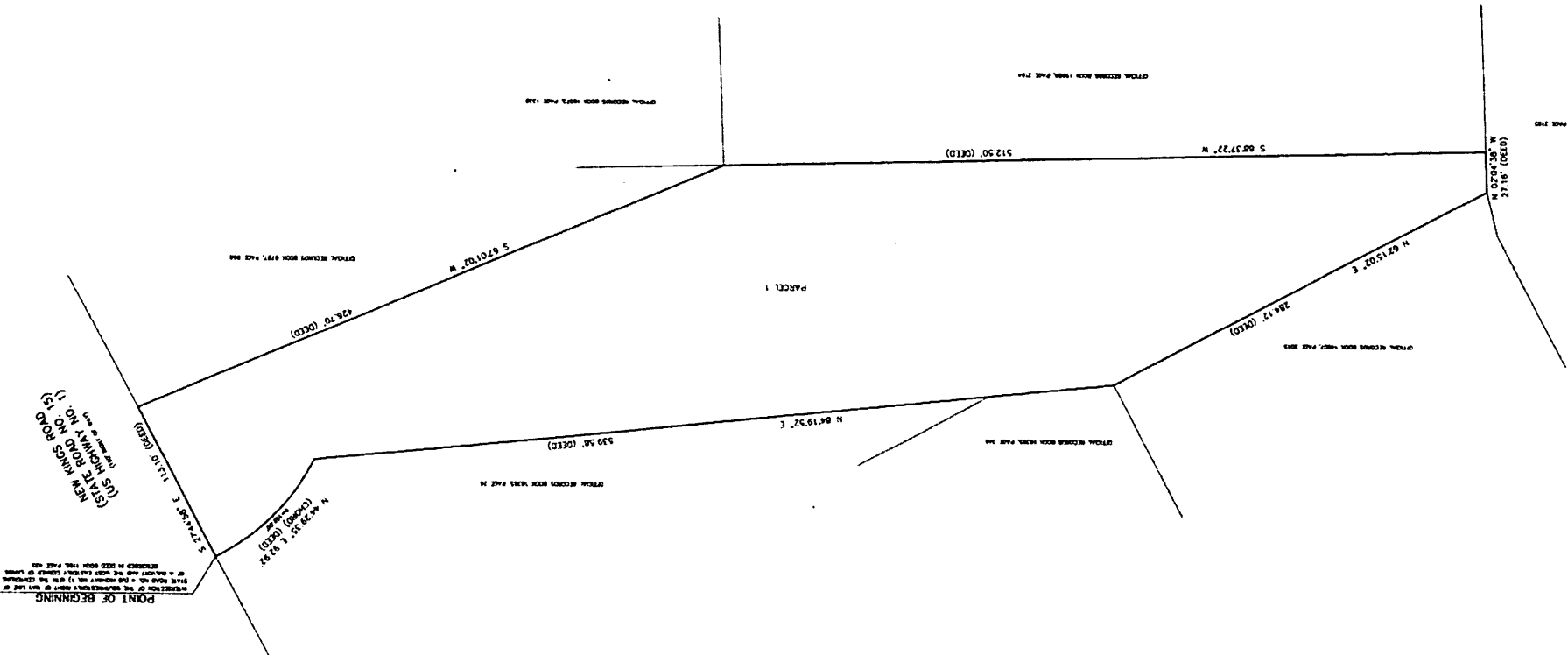
CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE, AND MEETS THE STANDARDS OF PRACTICE OF A PROFESSIONAL SURVEYOR AS SET FORTH IN CHAPTER 55-17, FLORIDA STATUTES ADMINISTRATIVE CODE, PAPER 10-2008, SECTION 472.027, FLORIDA STATUTES.

RAY THOMPSON SURVEYING, Inc.
Giving the DISTANCE for YOU
1825 University Boulevard West
Jacksonville, Florida 32217
(Phone) 904-448-5125
(Fax) 904-448-5178

MAP SHOWING SKETCH OF

CERTIFIED TO:

PARCEL 1
 THAT CERTAIN TRACT OR PARCEL OF LAND, BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DIVISION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 19 (FORMERLY STATE ROAD NO. 4) (US HIGHWAY NO. 1) WITH THE CENTER LINE OF A CULVERT, SAID CULVERT BEING 1.023 FEET LONG OR LESS, FROM THE CENTERLINE OF THOUT RIVER BOULEVARD, AS MEASURED AT THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 4, SAID POINT OF BEGINNING BEING THE MOST EASTERLY CORNER OF THE LANDS DESCRIBED IN DEED BOOK 1156, PAGE 425, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, THENCE SOUTH 27 DEGREES 44 MINUTES 08 SECONDS EAST ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 4, 113.10 FEET TO THE MOST NORTHEASTLY CORNER OF THE LANDS DESCRIBED IN DEED BOOK 1403, PAGE 460 OF SAID PUBLIC RECORDS, THENCE SOUTH 67 DEGREES 01 MINUTES 02 SECONDS WEST ALONG THE NORTHWESTERLY BOUNDARY OF SAID LANDS 50 DESCRIBED 438.20 FEET TO THE MOST WESTERLY CORNER, THEREOF; THENCE SOUTH 00 DEGREES 37 MINUTES 22 SECONDS WEST PARALLEL TO THE SOUTHERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13, 512.20 FEET; THENCE NORTH 02 DEGREES 04 MINUTES 38 SECONDS WEST, 27.16 FEET; THENCE NORTH 62 DEGREES 15 MINUTES 02 SECONDS EAST, 52 SECONDS EAST; 519.56 FEET TO THE MOST WESTERLY CORNER OF SAID LANDS DESCRIBED IN DEED BOOK 1156, PAGE 425, THENCE NORTH 64 DEGREES 19 MINUTES 52 SECONDS EAST, 519.56 FEET TO THE CENTER OF SAID ROAD DEPARTMENT RIGHT OF WAY EASEMENT DICH, THENCE ALONG THE CENTER OF SAID DICH THE SAME HAVING A RADIUS OF 152.00 FEET, A DISTANCE OF 92.92 FEET AS MEASURED ALONG A CHORD BEARING NORTH 44 DEGREES 39 MINUTES 35 SECONDS EAST TO THE POINT OF BEGINNING.



GENERAL NOTES

1. BEARINGS ARE BASED ON THE DEED BEARING OF N. 02°10'38\"/>

LEGEND

- 1 = ROAD
- 2 = DITCH
- 3 = CENTER
- 4 = 1/4\"/>

SCALE: 1" = 50'

CERTIFICATE
 I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 29-17, FLORIDA ADMINISTRATIVE CODE, PARAGRAPH 10.0000, AND 472.027, FLORIDA STATUTES.

LAND SURVEYS
 CONSTRUCTION SURVEYS
 SUBDIVISIONS

Ray Thompson
 SURVEYING, Inc.
 1825 University Boulevard West
 Jacksonville, Florida 32217
 (Phone) 904-448-5125
 (Fax) 904-448-5178

DATE OF FIELD SURVEY: 11-20-19
 JOB # 58744-1

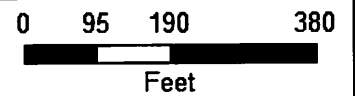
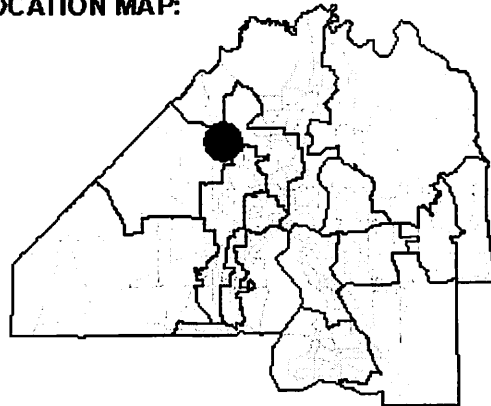


REQUEST SOUGHT:

FROM: CCG-2 & RR-ACRE

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

8

TRACKING NUMBER

T-2021-3323

**EXHIBIT 2
PAGE 1 OF 1**

EXHIBIT D

PUD Written Description

Larry's 1st Stop PUD
November 3, 2020

RE# 002697-0000, 002705-0010, 003947-0005, 003947-0030, a portion of 003947-0020, a portion of 003947-0040,

I. DESCRIPTION OF PLANS

Applicant proposes to rezone 10.3 acres to Planned Unit Development (PUD) to allow for the development of a project known as Larry's 1st Stop PUD. The parcel shall allow for Heavy Industrial and distribution facility uses. The parcel is located on New Kings Road north of Trout River Blvd and south of Barth Rd.

II. PLANNED UNIT DEVELOPMENT USE RESTRICTIONS

The site shall be developed for industrial uses consistent with the current IH zoning category. The site will comply with all IH development restrictions. The site shall contain on-site parking as shown on the conceptual site plan and pursuant to the provisions of Part 6 of the Zoning Code.

A. PERMITTED USES AND RESTRICTIONS

The existing Comprehensive Plan designation for this property is Community/General Commercial (CGC) and Low Density Residential (LDR). The current zoning is Commercial Community/General-1 (CCG-1) and Rural Residential (RR). The purpose of the application for PUD approval is to allow for a use of the property that is consistent with the HI category of the 2010 Comprehensive Plan and consistent with historical uses.

1. Permitted Uses

The permitted Light Industrial (LI) uses on this site shall be as follows:

- (a) *Permitted uses and structures*
 - (1) Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.
 - (2) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
 - (3) Printing, publishing or similar establishments.
 - (4) Business and professional offices.

- (5) Service establishments catering to commerce and industry, including linen supply, laundry and dry cleaning plants, freight movers, communications services, business machine services, hiring and union halls, employment agencies, sign companies.
- (6) Automobile service stations, major repair garages, mobile car detailing, auto laundry, and automated car wash meeting the performance standards and development criteria set forth in Part 4.
- (7) Vocational, technical, trade or industrial schools and similar uses.
- (8) Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4.
- (9) Bulk storage yards, (but not concrete batch mixing plants) including bulk storage of flammable liquids and acids if storage not within a completely enclosed building or structure is visually screened by a six-foot fence or wall not less than 95 percent opaque.
- (10) Outdoor storage yards and lots including auto storage yards (but not scrap processing yards or concrete batch mixing plants) if storage is completely enclosed by a six-foot fence or wall not less than 95 percent opaque.
- (11) Retail outlets in conjunction with wholesaling establishments if the area designated for retail sales does not exceed ten percent of the gross floor area of the building of which it is a part.
- (12) Recycling facilities meeting the performance standards and development criteria set forth in Part 4.
- (13) Retail sales of heavy machinery, farm equipment and building materials including outside display.
- (24) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- (15) Veterinarians, animal hospitals, animal boarding, and dog parks meeting the performance standards and development criteria set forth in Part 4.
- (16) Hospitals.
- (17) Manufacturer's agents and display rooms, offices of building trades contractor (not including outside storage or use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment).
- (18) Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4.
- (b) *Permitted accessory uses.*
 - (1) See s. 656.403.
 - (2) Residential facilities (including not more than one mobile home) located on the same premises as an industrial use for the use of watchmen or caretakers whose employment requires residence on the premises.

- (c) *Permissible uses by exception.*
- (1) Recycling facilities and yards meeting the performance standards and development criteria set forth in Part 4.
- (2) Retail sales including outside display.
- (3) Manual car wash.
- (4) Fitness centers.
- (5) Outside storage subject to the performance standards and development criteria set forth in Part 4.
- (d) Minimum lot requirements (width and area). None.
- (e) Maximum lot coverage by all buildings. None. Impervious surface ratio as required by Section 654.129.
- (f) Minimum yard requirements. None.
- (g) Maximum height of structures. None.
- (h) Limitations on permitted and permissible uses by exception. All of the permitted and permissible uses by exception in the IL Zoning District, other than outside storage shall be conducted within an enclosed building.

The permitted Heavy Industrial (HI) uses on this site shall be as follows:

- (a) *Permitted uses and structures.*
- (1) An industrial, manufacturing, distribution, storage or wholesaling use which is otherwise lawful, except those uses listed hereunder as being permissible only by exception.
- (2) Automobile service stations, major repair or service garages, truck stops, mobile car detailing, auto laundry, and automated car washes meeting the performance standards and development criteria set forth in Part 4, and similar uses.
- (3) Freight, trucking, shipping or other transportation terminals.
- (4) Outdoor storage yards and lots including automobile wrecking or storage yards and junkyards (but not scrap processing yards) if storage is completely enclosed by a six-foot fence or wall not less than 95 percent opaque.
- (5) Scrap processing, indoor, clean activity, meeting the performance standards and development criteria set forth in Part 4.
- (6) Trade and technical training facilities.
- (7) All types of professional and business offices.
- (8) Establishments for the retail sale of heavy machinery and equipment, boats, farm equipment, machinery supplies, lumber and building supplies and similar uses.

- (9) Recycling facilities and yards meeting the performance standards and development criteria set forth in Part 4.
- (10) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- (11) Waste tire site, waste tire processing center, or tire recycling, as defined in Rule 62-701, Florida Administrative Code (Solid Waste Management Facilities) and Section 403.717, Florida Statutes (Waste tire and lead-acid battery requirements).
- (b) *Permitted accessory uses.*
 - (1) See Section 656.403.
 - (2) Residential facilities (including not more than one mobile home) located on the same premises as an industrial use for the use of watchmen or caretakers whose employment requires residence on the premises.
- (c) *Permissible uses by exception.*
 - (1) Scrap processing, outdoor, unclean activity meeting the performance standards and development criteria set forth in Part 4.
 - (2) Facilities for recycling construction demolition debris, meeting the performance standards and development criteria set forth in Part 4.
 - (3) Outdoor storage of scrap or processed scrap generated through scrap processing, indoor, clean activity.
 - (4) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
 - (5) Commercial retail and service establishments in support of an industrial use.
 - (6) Automobile service stations, major repair or service garages, truck stops, manual car wash, and similar uses.
- (d) Minimum lot requirements (width and area). None.
- (e) Maximum lot coverage by all buildings. None. Impervious surface ratio as required by Section 654.129.
- (f) Minimum yard requirements. None.
- (g) Maximum height of structures. None.
- (h) Limitations on permitted or permissible uses by exception. All of the permitted and permissible uses by exception in the IH District are subject to the provision that noise levels from an activity shall not exceed 75 dbA at a point where the district adjoins a commercial district and 65 dbA at a point where the district adjoins a residential district.

2. Parking Requirements.

Parking and loading requirements of the City of Jacksonville, as set forth in the current Zoning Code for the IH Zoning District shall apply.

3. Access, Internal and External Road Activities.

The site is existing and includes access only from New Kings Road. No access will be made along Trout River Blvd. There are no internal roads.

B. DEVELOPMENT STANDARDS

1. Retention

If required, stormwater retention/detention system shall be designed and constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District.

C. PLANNED UNIT DEVELOPMENT DESIGN GUIDELINES

1. Tree Protection and Landscape Buffers

As the site was developed in whole prior to enactment of Part 12, the requirements of the City of Jacksonville Code 656 Part 12 shall not apply.

The PUD will include a 20 foot undisturbed landscaped buffer between any/all portions of the property that abut residential zoned property. These buffers are included in the site plan.

2. Signage

The number, location, height and size of signage on the property shall be in accordance with the Sign Ordinance of the City of Jacksonville for the current IH Zoning District.

D. SUCCESSORS IN TITLE

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

E. EXTERNAL COMPATIBILITY

1. Uses on or Near the Perimeter of the PUD

The zoning of all the surround lands are either RR Acre or CCG2.

F. INTENSITY OF DEVELOPMENT

1. Proposed Use

The proposed PUD is an automobile recycling facility.

2. Availability of Utility Services

All utilities are available for the proposed PUD.

3. Access to and Suitability of Transportation Arteries

The proposed PUD is located on New Kings Road in close proximity to I-295.

G. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

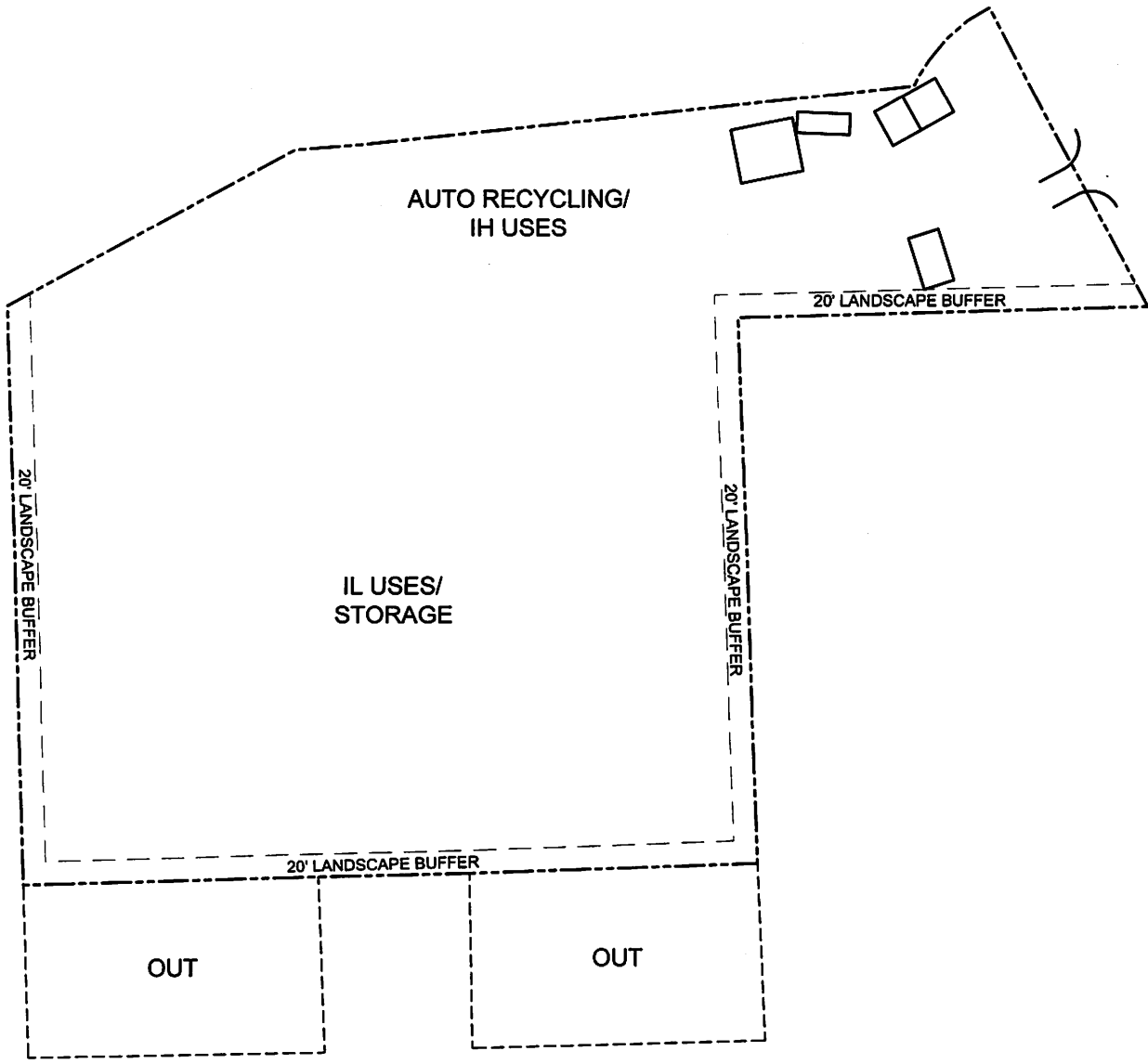
1. The PUD application submitted herein should prove to reflect a development that will respond to the uses and needs in the area, and consistent with historical uses.
2. The PUD application submitted conforms to the Goals, Objectives and Policies of the Jacksonville Comprehensive Plan.
3. The proposed PUD allows for an efficient use of land in an industrial use and is substantially buffered from all incompatible uses.

H. PURSUANT TO ORD. 2018-855-E:

A description of specifically how the proposed Planned Unit Development differs from the usual application of the provisions of the Zoning Code, including but not limited to any departures from the requirements of the following Parts: Supplementary Regulations; Off-Street Parking Regulations; Nonconforming Lots, Uses and Structures; Alcoholic Beverages; Excavations, Lakes and Borrow Pits; Regulations related to Airports and Lands Adjacent Thereto; Adult Entertainment and Service Facilities; Landscape and Tree Protection Regulations, and Sign Regulations. 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.

1. The proposed PUD is not seeking any deviations from the provisions of the Zoning Code as it relates to Zoning Code, including but not limited to any departures from the requirements of the following Parts: Supplementary Regulations; Off-Street Parking Regulations; Nonconforming Lots, Uses and Structures; Alcoholic Beverages; Excavations, Lakes and Borrow Pits; Regulations related to Airports and Lands Adjacent Thereto; Adult Entertainment and Service Facilities; Landscape and Tree Protection Regulations, and Sign Regulations. The proposed PUD will allow for additional buffer width above the requirement for uncomplimentary uses between residential uses and the subject site.

10042 NEW KINGS ROAD



SCALE
0' 100' 200'

1"=100' HORIZ.
DATE: 01-13-21

A north arrow is located at the top right of the diagram, pointing upwards. Below it is a graphic scale bar showing increments of 0, 100, and 200 feet. The text '1"=100' HORIZ.' and 'DATE: 01-13-21' is positioned below the scale bar.

NEW KINGS ROAD - U.S. ROUTE 1

TROUT RIVER BLVD

EXHIBIT F

PUD Name

LARRY'S 1ST STOP PUD

Land Use Table

Total gross acreage	10.3 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Multiple family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Commercial	0 Acres	0 %
Industrial	10.3 Acres	100 %
Other land use	0 Acres	0 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	0 Acres	0 %
Public and private right-of-way	0 Acres	0 %
Maximum coverage of buildings and structures	0 Sq. Ft.	0 %

10042 NEW KINGS ROAD



SCALE
0' 100' 200'

1" = 100' HORIZ.
DATE: 01-13-21

NEW KINGS ROAD - U.S. ROUTE 1

AUTO RECYCLING/
IH USES

IL USES/
STORAGE

OUT

OUT

TROUT RIVER BLVD



Availability Letter

TAYLOR MEJIA

2/5/2021

THE SOUTHERN GROUP - JAX

208 N LAURA STREET 710

JACKSONVILLE, Florida 32202

Project Name: Larry's 1st Stop PUD

Availability #: 2021-0395

Attn: TAYLOR MEJIA

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 Conditions 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: 2021-0395

Request Received On: 1/28/2021

Availability Response: 2/5/2021

Prepared by: Roderick Jackson

Expiration Date: 02/05/2023

Project Information

Name: Larry's 1st Stop PUD

Address: 10042 NEW KINGS RD, JACKSONVILLE, FL 32219

County: Duval County

Type: Sewer,Water

Requested Flow: 200

Parcel Number: 002697 0000, 002705 0010, 003947 0005, 003947 0030, 003947 0020, 003947 0040

Location: Approx 10/3 acres located on New Kings Rd north of Trout Reiver Blvd and south of Barth Rd

Description: Rezoning of an existing auto recycling facility to a PUD. Rezoning is to bring the legally nonconforming lots into compliance. The operation will remain as a auto recycling facility.

Potable Water Connection

Water Treatment Grid: North Grid

Connection Point #1: Ex 18-inch water main within the New Kings Rd ROW

Connection Point #2:

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 JEA submit a request to special estimate within Sages under step 2 after obtaining approved plans from JEA development.

Sewer Connection

Sewer Grid: Buckman

Connection Point #1: No sewer main abuts this property. Ex 6-inch sewer force main within the Trout River Blvd ROW, approx 850 ft 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

Sewer Special Conditions:

meeting through the JEA Sages program by entering your availability number and accessing the project portal. Force main connection pressure letter and development meeting 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: