

Original:

1. There shall be no retail sales of automobiles on the property and this condition supersedes anything to the contrary in the written description.
2. Externally illuminated wall signs shall be permitted on the west and north building sides, not exceeding ten percent of the square footage of the respective side of the building. One double-faced monument sign shall be permitted, not exceeding 80 square feet in sign-face area and 18 feet in height. The sign shall be located ten feet from the north property line, and ten feet from the west property line. The sign shall be oriented so the sign face aligns east to west.

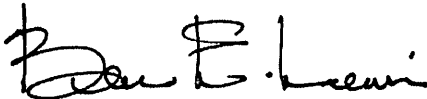
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners. The Commissioners felt there was vehicular traffic from the east and a wall sign facing east would be advantageous.

Planning Commission Vote:	6-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Absent
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 2021-12 TO
PLANNED UNIT DEVELOPMENT

FEBRUARY 4, 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 2021-12 to Planned Unit Development.

Location: 13748 Atlantic Boulevard (SR 10) between Sunnyside Avenue and Riverview Drive

Real Estate Number(s): 167172-0000, 167174-0000, 167174-0010, 167175-0000, 167176-0000, 167176-0110, 167179-0010

Current Zoning District(s): Commercial Community General-1 (CCG-1)
Planned Unit Development (PUD 2006-911)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Greater Arlington/Beaches, District 2

Applicant/Agent: Lara Hipps / Alberta Hipps
Hipps Group, Inc.
1650 Margaret Street
Jacksonville Florida 32204

Owner: Christopher Cannon
Cannon Marine partners, LLC
13748 Atlantic Boulevard (SR 10)
Jacksonville, Florida 32225

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2021-12 seeks to rezone approximately 1.95 acres of land from CCG-1 and PUD to PUD. The rezoning to PUD is being sought to add approximately 0.22 acres to the existing PUD. The proposed PUD will allow the same uses as the current PUD

such as the sale of new and used boats, trailers, automobiles, boat repair and similar commercial uses.

The current PUD allows for the sale of new and used boats, trailers, automobiles, and boat repair.

PUD Ord. 2006-911 was approved with the following conditions:

- (a) Development shall proceed in accordance with the Traffic Engineering Division Memorandum dated September 11, 2006, and attached hereto as Exhibit 3, or as otherwise approved by the Traffic Engineering Division and the Planning and Development Department.
- (b) There shall be no retail sales of automobiles on the property and this condition supersedes anything to the contrary in the written description.
- (c) No exemptions for the waiver of liquor distance requirements are permitted and this condition supersedes anything to the contrary in the written description.
- (d) A buffer meeting the requirements of Section 656.1216, *Ordinance Code*, shall be required along the southern property line, or as otherwise approved by the Planning and Development Department.
- (e) A three-foot tall evergreen hedge, with plants spaced so that 85% opacity is achieved within two years, shall be provided where the display area faces Atlantic Boulevard (SR 10).
- (f) All repairs shall be conducted internal to a building.

The Planning & Development Department has reviewed the conditions of the enacted ordinance and forwards the following comments:

- (a) The City's Traffic Engineer and the Transportation Planning Division will review the proposed development during the normal review process. This condition may be deleted.
- (b) The previous PUD, 93-251, included a condition prohibiting the retail sales of automobiles. This condition was continued in the 2006 PUD and enacted by the City Council. It is apparent the intent is to limit auto sales on this section of Atlantic Boulevard (SR 10). The Department recommends the condition be continued.
- (c) The proposed PUD does not request a relaxation of the alcoholic distance regulations and those regulations are still in effect. There is no need to continue the condition.
- (d) The proposed PUD indicates the development will comply with Part 12 Landscape Regulations, therefore there is no need to continue this condition.
- (e) The proposed PUD indicates the development will comply with Part 12 Landscape Regulations, therefore there is no need to continue this condition.
- (f) The proposed PUD written description contains this limitation and the conditions does not need to be continued.

PUD Ord. 2009-249 was approved with the following conditions:

- (a) Externally illuminated wall signs shall be permitted on the west and north building sides, not exceeding ten percent of the square footage of the respective side of the building. One double-faced monument sign shall be permitted, not exceeding 80 square feet in sign-face area and 18 feet in height. The sign shall be located ten feet from the north property line,

and ten feet from the west property line. The sign shall be oriented so the sign face aligns east to west.

The Planning & Development Department has reviewed the conditions of the enacted ordinance and forwards the following comments:

- (a) This condition was included to prevent obtrusive lighting and glare to adjacent residential dwellings. Department recommends the condition be continued in this PUD.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) 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. The Community/General Commercial (CGC) land use category in the Urban Area is intended to provide development in a nodal development pattern. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services; abut a roadway classified as an arterial or higher on the Functional Highway Classification Map; and which are located in areas with an existing mix of non-residential uses. Nodal sites with two or more boundaries on a transportation right-of-way shall be considered preferred locations for these uses. Residential uses are permitted as part of mixed use developments so long as they do not exceed 80 percent of a development. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

Policy 1.1.8 Require that all new non-residential projects be developed in either nodal areas, in appropriate commercial infill locations, or as part of mixed or multi-use developments such as Planned Unit Developments (PUDs), cluster developments, Traditional Neighborhood Design

(TND) developments, and Locally Designated Historic Preservation Districts, as described in this element.

Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial, and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

Policy 3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

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

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

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

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): Community General Commercial (CGC). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals. Mobility# 104434.0 / CRC 104434.1 / City Development # 10014.0 were approved on September 22, 2020.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a commercial development. 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 retail sale of boats is a permitted use in the CCG-2 zoning district. The applicant is proposing an expansion of retail sales, repair of body parts including painting in the CCG-1 zoning district. The existing PUD contains 100 feet of frontage on Atlantic Boulevard (SR 10). The proposal has approximately 358 feet of frontage. The additional frontage increases the visual impact for the proposed development as shown in the photographs. It is important for the viability of the area that any storage or repair be screened from view.
- The separation and buffering of vehicular use areas and sections of vehicular use areas: The proposed site plan does show adequate area for landscaping along Atlantic Boulevard (SR 10).
- The particular land uses proposed and the conditions and limitations thereon: The written description restricts boat repair to an enclosed building.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

- The type, number and location of surrounding external uses: The proposed development is located adjacent to water related uses, marinas and waterfront residential dwellings in the area. The area to the south contains lots zoned for commercial uses that are currently have residential dwellings.
- 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	MDR CGC	PUD (19-607) PUD (16-294)	Multi-family dwellings Automotive service garage

	WD/WR	CCG-2	Boat sales & repairs
South	MDR	RLD-60	Single family dwellings
	CGC	CCG-1	Single family dwelling
East	CGC	PUD (02-931)	Single family dwelling
West	CGC	CCG-1	Single family dwelling, tattoo parlor

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category with commercial uses including boat sales and repairs. The PUD is appropriate at this location because of adjacent water related uses, marinas and waterfront residential dwellings in the area.

- o The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The site plan shows access points on Atlantic Boulevard (SR 10) and Sunnyside Drive. These two access points should provide suitable alternatives for ingress and egress. Atlantic Boulevard is a state road and will require coordination with FDOT if any changes are required.

(7) Usable open spaces plazas, recreation areas.

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

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site.

(9) Listed species regulations

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

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

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

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on January 22, 2021, 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 **2021-12** be **APPROVED** with the following exhibits:

1. The original legal description dated September 25, 2020
2. The original written description dated December 9, 2020
3. The original site plan dated August 28, 2020

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2021-12** be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

1. There shall be no retail sales of automobiles on the property and this condition supersedes anything to the contrary in the written description.
2. Externally illuminated wall signs shall be permitted on the west and north building sides, not exceeding ten percent of the square footage of the respective side of the building. One double-faced monument sign shall be permitted, not exceeding 80 square feet in sign-face area and 18 feet in height. The sign shall be located ten feet from the north property line, and ten feet from the west property line. The sign shall be oriented so the sign face aligns east to west.



Aerial view of subject property



View of subject property on Atlantic Blvd.



View of subject property on Atlantic Blvd.



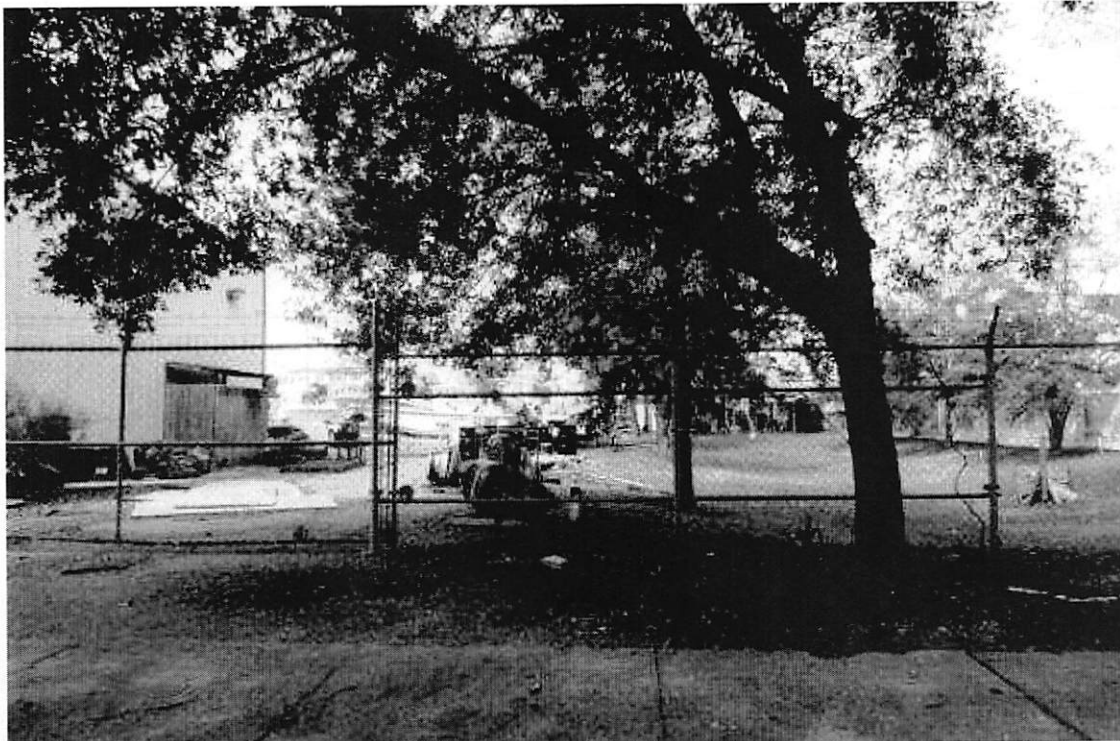
View of subject property on Sunnyside Drive



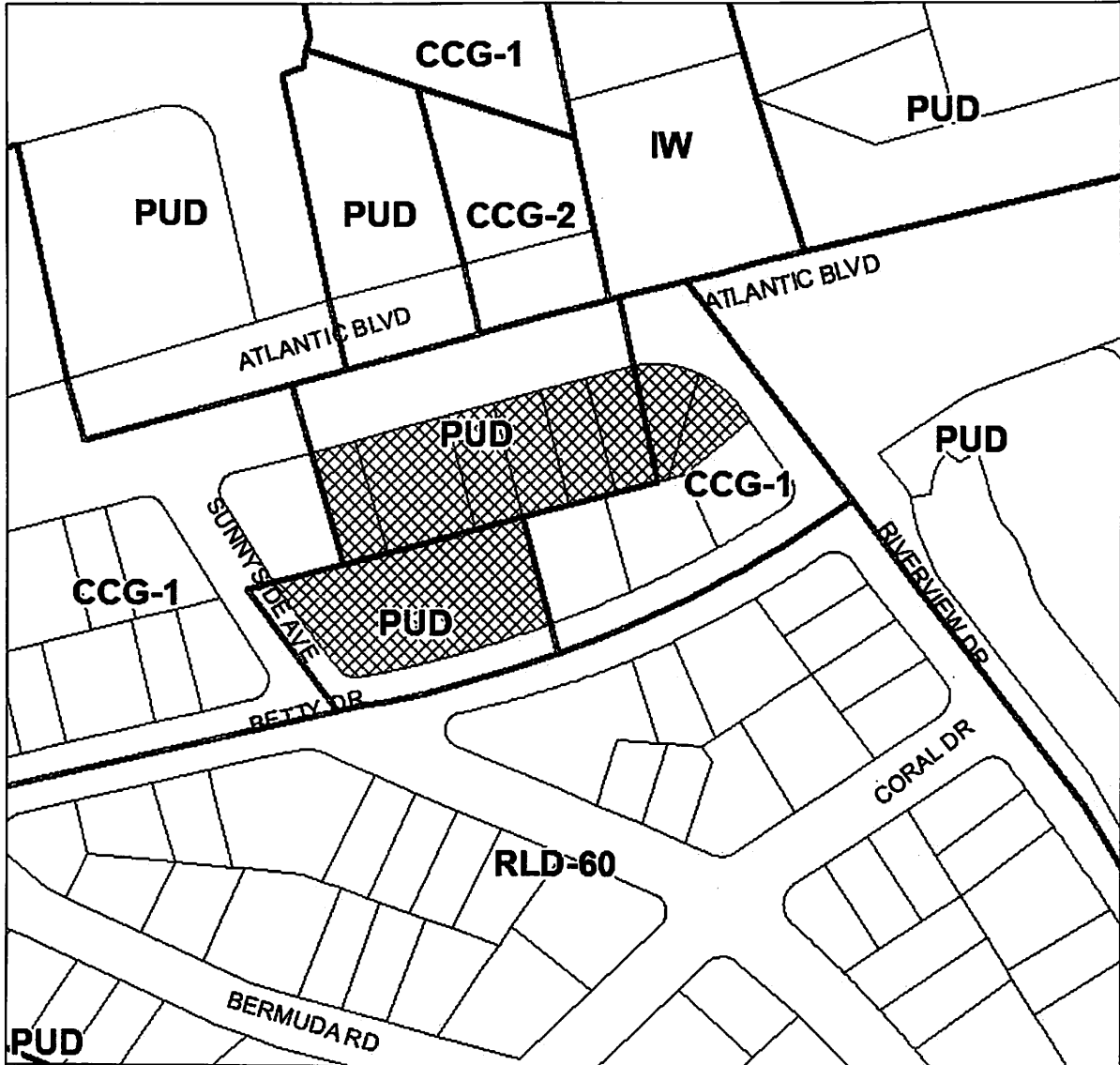
View of subject property on Atlantic Blvd.



View of subject property from Betty Drive.



View of subject property from Betty Drive



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-1 & PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>0 55 110 220 Feet</p>
<p>ORDINANCE NUMBER ORD-2021-0012</p>	<p>TRACKING NUMBER T-2020-3140</p>	<p>COUNCIL DISTRICT: 3</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0012 Staff Sign-Off/Date BEL / 12/08/2020

Filing Date 01/06/2021 Number of Signs to Post 5

Hearing Dates:

1st City Council 02/09/2021 Planning Commission 02/04/2021

Land Use & Zoning 02/17/2021 2nd City Council N/A

Neighborhood Association PABLO POINT CIVIC ASSOC., COMMUNITIES OF EAST ARLINGTON, WEST BEACHES COMMUNITY ASSOC.

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 3140

Application Status PENDING

Date Started 09/22/2020

Date Submitted 09/25/2020

General Information On Applicant

Last Name HIPPS	First Name LARA	Middle Name DIANE
---------------------------	---------------------------	-----------------------------

Company Name
HIPPS GROUP INC.

Mailing Address
1650 MARGARET STREET #323

City JACKSONVILLE	State FL	Zip Code 32204
-----------------------------	--------------------	--------------------------

Phone 9047812654	Fax 9047812655	Email LARA@HIPPSGROUPINC.COM
----------------------------	--------------------------	--

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name CANNON	First Name CHRISTOPHER	Middle Name B
----------------------------	----------------------------------	-------------------------

Company/Trust Name
CANNON MARINE PARTNERS, LLC

Mailing Address
13748 ATLANTIC BLVD

City JAX	State FL	Zip Code 32225
--------------------	--------------------	--------------------------

Phone 9042210793	Fax	Email
----------------------------	------------	--------------

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2006-0911

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	167170 0000	3	2	CCG-1	PUD
Map	167171 0000	3	2	CCG-1	PUD

Map	167172 0000	3	2	PUD	PUD
Map	167174 0000	3	2	PUD	PUD
Map	167174 0010	3	2	PUD	PUD
Map	167175 0000	3	2	PUD	PUD
Map	167176 0000	3	2	PUD	PUD
Map	167176 0110	3	2	PUD	PUD
Map	167179 0010	3	2	PUD	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) 1.95

Development Number

Proposed PUD Name ATLANTIC COAST MARINE

Justification For Rezoning Application

THIS PUD APPLICATION ALLOWS FOR THE EXPANSION OF COMMERCIAL USES FROM THE OWNERS PROPERTY TO UTILIZE ADJACENT PROPERTY WHICH HAS BEEN ACQUIRED SINCE THE CURRENT PUD WAS ESTABLISHED. IT WILL ALSO COMBINE TOW PUDS AND ADD TWO SMALL PARCELS.

Location Of Property

General Location

ATLANTIC BLVD. BETWEEN SUNNYSIDE AVE. AND RIVERVIEW DR.

House #	Street Name, Type and Direction	Zip Code
13748	ATLANTIC BLVD	32225

Between Streets

SUNNYSIDE AVE and RIVERVIEW DR.

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 | |
| 1.95 Acres @ \$10.00 /acre: | \$20.00 |
| 3) Plus Notification Costs Per Addressee | |
| 38 Notifications @ \$7.00 /each: | \$266.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,555.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE _____

Legal Description

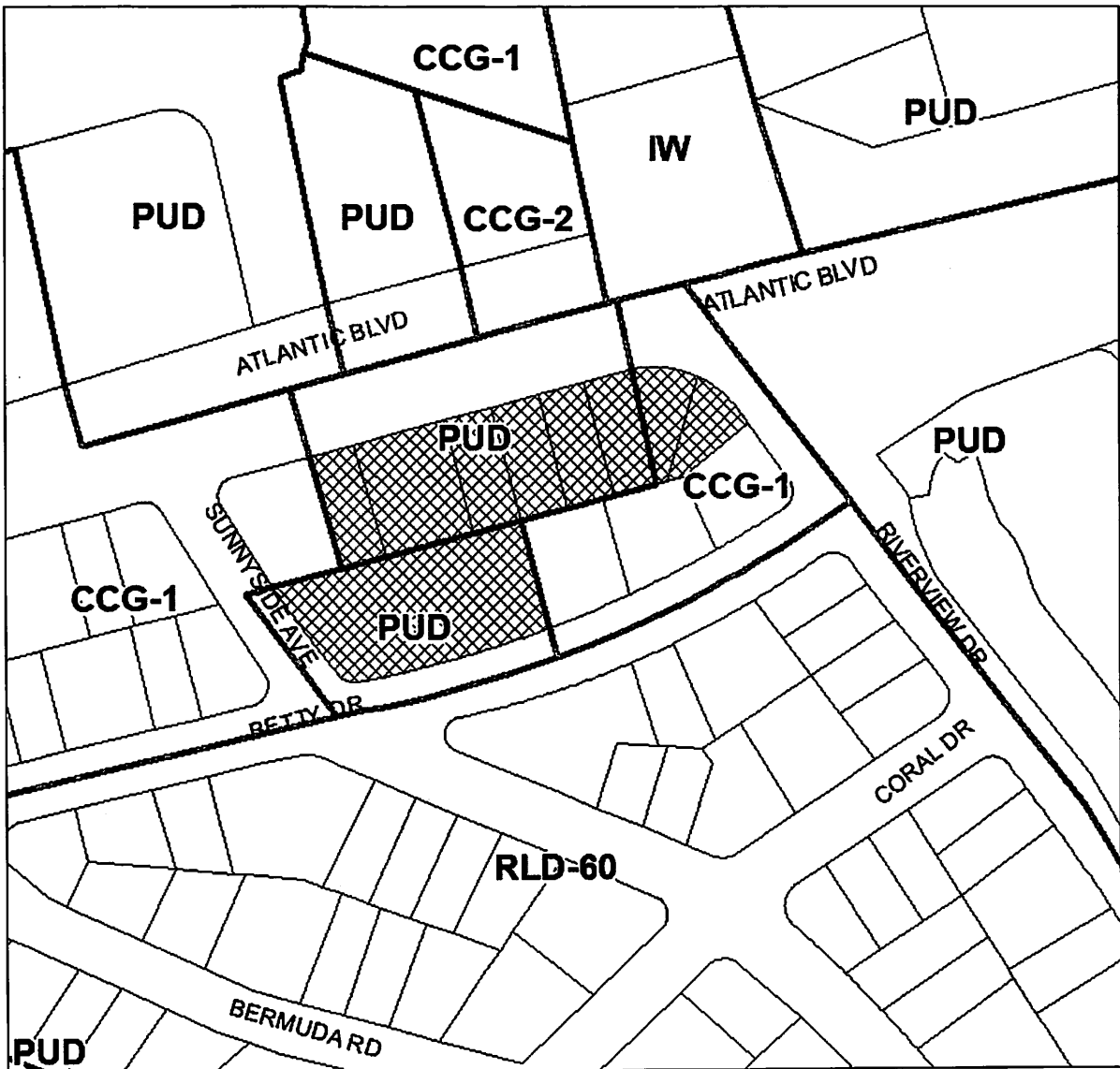
Lots 3, Block 2, Section "A" Atlantic Highlands, according to the Plat thereof , as recorded in Plat Book 9, Page 37 of the current public records of Duval County, Florida.

Lot 4, Block 2, Atlantic Highlands, Section A, according to the plat thereof recorded in Plat Book 9, page 37, of the current Public Records of Duval County, Florida.

Lots 5,6,7,8,9,10 and 11 Block 2, ATLANTIC HIGHLANDS, SECTION A, according to the plat thereof recorded in Plat Book 9, page 37 of the current public records of Duval County, Florida.

Lots 14 through 18, Block 2, Atlantic Highlands, according to the plat thereof as recorded in Plat Book 9, Page 37, of the current Public Records of Duval County, Florida.

September 25, 2020

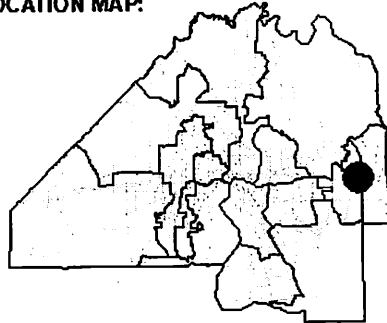


REQUEST SOUGHT:

FROM: CCG-1 & PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

3

TRACKING NUMBER

T-2020-3140

**EXHIBIT 2
PAGE 1 OF 1**

Exhibit D
Written Description
Atlantic Coast Marine
December 9, 2020

I. PROJECT DESCRIPTION

- A. The site is located at 13748 Atlantic Blvd. between Sunnyside Ave. and Riverview Drive. It is approximately 1.95+/- acres in size.
- B. Project Architect/Planner: Josh Dixon, Scherer Construction
- C. Project Engineer: Ed Tully
- D. Project Developer: Atlantic Coast Marine c/o Carl & Brett Cannon
- E. Current Land Use Category: CGC
- F. Current Zoning District: CCG-1 and PUD 2006-911 and 2009-249
- G. Requested Land Use Category: n/a
- H. Requested Zoning District: PUD
- I. Real Estate Number(s): 167170-0000, 167171-0000, 167172-0000, 167174-0000, 167174-0010, 167175-0000, 167176-0000, 167176-0110 and 167179-0010

This PUD will amend, restate and supersede the two existing PUD's, 2006-911 and 2009-249.

II. QUANTITATIVE DATA

Total Gross Acreage	1.95 acres +/-	100 %
Amount of each different land use by acreage		
Single Family	0 acres	0 %
Total number of units	0 d.u.	
Multiple Family	0 acres	0 %
Total number of units	0 d.u.	
Commercial	1.95 acres +/-	70 %
Industrial	0 acres	0 %
Other land use	0 acres	0 %

Total amount of non-residential floor area	0 acres	0 %
Active recreation and/or open space	n/a acres	n/a %
Passive open space, wetlands, ponds	0.39 acres	20 %
Public and private right-of-way	0 acres	0 %
Maximum coverage of buildings and structures	0.59 acres	30 %

III. STATEMENTS

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

The PUD differs from the usual application of the Zoning Code in that it binds the applicant and successors to the PUD Written Description and Site Plan and by eliminating offensive or noxious uses that would negatively affect the surrounding area. In addition, the proposed PUD provides for flexibility in sight design that could otherwise not be accomplished through a conventional zoning and combines two Planned Unit Developments (2006-911 and 2009-249) and adds two small parcels to the northeast.

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

The property owner will maintain all areas and functions of the property.

C. Justification for the rezoning:

This PUD allows for the expansion of commercial uses from the owner's property to utilize adjacent property which has been acquired since the current PUD was established (PUD 2006-911 to the southwest and two small parcels to the east). It is consistent with the intent and purpose of the CGC land use category and the 2030 Comprehensive Plan.

Is consistent with FLUE Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

Is consistent with FLUE 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 for this element and all applicable local, regional, State and federal regulations.

Is consistent with FLUE Policy 3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

Is consistent with FLUE Policy 3.2.7 The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

D. Phase schedule of construction (include initiation dates and completion dates):

This project may be developed in Phases, initiation, and completion dates to be determined.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

- (1) Commercial retail sales and service establishments
- (2) Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, boat trailers and related boating and fishing merchandise and automotive vehicle parts.
- (3) Service stations, boatyards, auto laundry, mobile car detailing services, major automotive and boat repair including the repair and installation of motors, transmissions, repair of body parts, painting and upholstery work, and the rigging of boats, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, and similar uses.
- (4) All types of professional and business offices.
- (5) Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.
- (6) Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
- (7) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- (8) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
- (9) Retail outlets for the sale of wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture, and similar uses.
- (10) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

(12) Churches, including a rectory or similar use.

(11) Personal property storage establishments meeting the performance development criteria set forth in Part 4.

(12) Vocational, trade or business schools and similar uses.

(13) Fruit, vegetable, poultry, or fish markets.

(14) Hotels and motels.

(15) Banks, including drive thru tellers, saving and loan institutions, and similar uses.

(16) Express or parcel delivery service offices and similar uses (but not freight or truck terminals).

(17) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one -ton capacity.

B. Permissible Uses by Exception:

(1) Residential treatment facilities and emergency shelters.

(2) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer, or wine for on-premises consumption.

(3) Service and repair of general appliances and small engines.

(4) Schools meeting the performance standards and development criteria set forth in Part 4.

(5) Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.

(6) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.

C. Permitted Accessory Uses and Structures:

1. Accessory Uses and Structures are permitted as provided in section 656.403 of the zoning code.

V. DESIGN GUIDELINES

A. Lot Requirements :

(1) Minimum lot requirements (width and area): None, except as otherwise required for certain uses

(2) Maximum lot coverage by all buildings: None, except as otherwise required for certain uses

(3) Minimum yard requirements:

(i) Front- None

- (ii) Side- None
- (iii) Rear- Ten

(4) Maximum height of structures: 60 feet

B. Special Design Criteria :

(1) All repairs and body work shall be conducted within a completely enclosed building.

C. Ingress , Egress and Circulation:

(1) *Parking Requirements.*

a. The parking requirements for this development shall be consistent with Part 6 of the Zoning Code.

(2) *Vehicular Access.*

a. Vehicular access to the Property shall be by way Atlantic Blvd., Riverview Drive, and Sunnyside Ave. as shown in the Site Plan.

(3) *Pedestrian Access.*

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

D. Signs:

This development will be consistent with Part 13 Sign Regulations of the Zoning Code for CCG, CCBD and CR Zoning districts.

E. Landscaping:

This development will be consistent with Part 12 Landscaping Requirements.

F. Recreation and Open Space:

This PUD is a commercial use and does not require recreation space.

G. Utilities:

Water will be provided by: JEA
Sanitary sewer will be provided by: JEA

H. Wetlands:

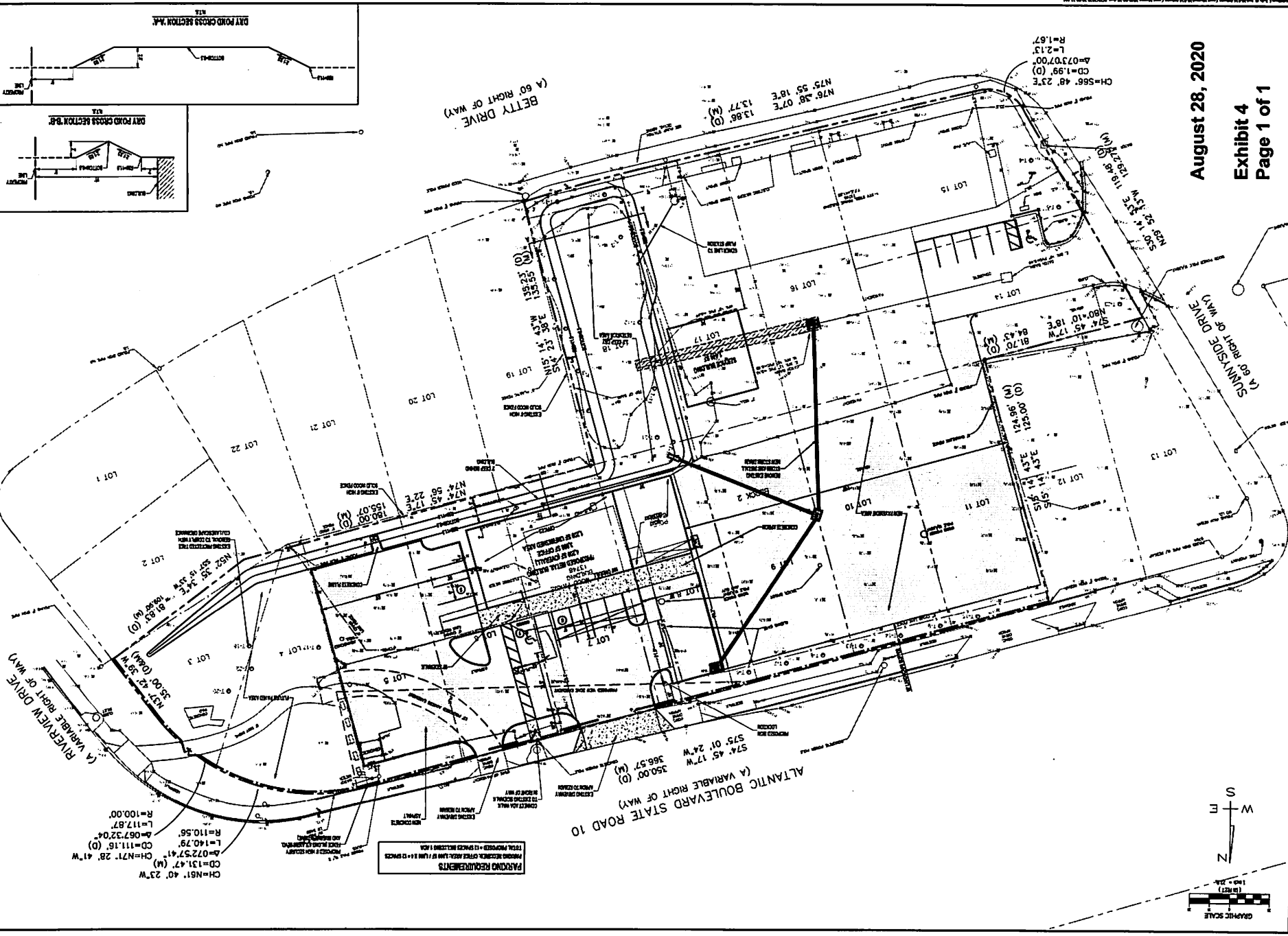
Wetlands will be permitted according to local, state, and federal requirements.

VI. DEVELOPMENT PLAN APPROVAL

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

VII. PUD REVIEW CRITERIA

- A. **Consistency with Comprehensive Plan:** According to the Future Land Use Map series (FLUMS) of the 2030 Comprehensive Plan, the proposed designated Land Use is Community/General Commercial (CGC) which allows for the uses requested in the subject PUD.
- B. **Consistency with the Concurrency and Mobility Management System:** The PUD will satisfy all concurrency requirements as required by the City of Jacksonville Concurrency Management System Office.
- C. **Allocation of Residential Land Use:** There is no residential component to this PUD.
- D. **Internal Compatibility/Vehicular Access:** Vehicular access will be from Atlantic Blvd., Riverview Drive, and Sunnyside Ave. as shown in the Site Plan.
- E. **External Compatibility/Intensity of Development:** The proposed use is compatible with the surrounding uses.
- F. **Recreation/Open Space:** This PUD is a commercial use and does not have a Recreation/Open Space requirement.
- G. **Impact on Wetlands:** The Property will be developed in accordance with the permit requirements of the local, state, and federal agencies with jurisdiction.
- H. **Listed Species Regulations:** The Subject Property contains less than 50 acres and a listed species survey is not required.
- I. **Off Street Parking and Loading Requirements:** Parking will be provided as required by Part 6 of the Zoning Code.
- J. **Sidewalks, Trails and Bikeways:** Sidewalks, Trails and Bikeways shall be provided as required in the Comprehensive Plan.
- K. **Stormwater Retention:** Stormwater Retention shall meet the requirements of the City of Jacksonville and all other state or local agencies with jurisdiction.
- L. **Utilities:** The Jacksonville Electric Authority will provide all utilities.



PARKING REQUIREMENTS
 TOTAL PARKING = 11 SPACES INCLUDING 100' x 100' x 10' SPACES
 100' x 100' x 10' SPACES
 100' x 100' x 10' SPACES

NOT RELEASED FOR CONSTRUCTION

P1

Checked By: WES
 Scale: 1"=20'
 Date: 08-28-20

WILLIAM E. (ED) TULLY III, INC.
 (904) 824-8371; Fax: (904) 824-8305
 Consulting Engineers, P.L.L.C., P.E. # 34191
 10025 Certificate of Authorization # 4374

ATLANTIC COAST MARINE
 13148 ATLANTIC BLVD., JACKSONVILLE, FL
 PRELIMINARY SITE PLAN



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2019-2397
 Request Received On: 7/8/2019
 Availability Response: 7/18/2019
 Prepared by: Roderick Jackson

Project Information

Name: 13748 Atlantic Blvd.
 Type: Office Building
 Requested Flow: 713 gpd
 Location: 13748 Atlantic Blvd.
 Parcel ID No.: 167172-0000, 167174-0010
 Description: Demolish existing building and construct new 4750 sf office building

Potable Water Connection

Water Treatment Grid: SOUTH GRID
 Connection Point #1: Existing 8-inch water main within the Atlantic Blvd ROW, adjacent to this property.
 Connection Point #2: NA

Special Conditions: For the estimated cost of connecting to the JEA system, please email estimate@jea.com with project address and availability number and approved plans.

Sewer Connection

Sewer Treatment Plant: ARLINGTON EAST
 Connection Point #1: Existing 6-inch sewer force main within the Atlantic Blvd ROW, adjacent to this property.
 Connection Point #2: NA

Special Conditions: For the estimated cost of connecting to the JEA system, please email estimate@jea.com with project address and availability number and approved plans.

Reclaimed Water Connection

Sewer Region/Plant: N/A
 Connection Point #1: No reclaim in the foreseeable future
 Connection Point #2: NA
 Special Conditions: N/A

General Comments:

Electric Availability: 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. POC location to be field verified by developer during project design. Copies of reference drawings may be requested from the JEA Record online at https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/.