

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

November 4, 2021

The Honorable Samuel Newby, President
The Honorable Rory Diamond, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2021-738 Application for: **Old St Augustine Commercial PUD**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond 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**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The original legal description dated May 5, 2021.
2. The original written description dated August 24, 2021.
3. The original site plan dated March 17, 1998.

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

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 5-0

David Hacker, Chair Absent

Alex Moldovan, Vice Chair Aye

Ian Brown, Secretary Aye

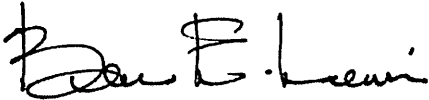
Marshall Adkison Absent

Daniel Blanchard Aye

Joshua Garrison	Aye
Dawn Motes	Absent
Jason Porter	Aye

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

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
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 2021-0738 TO****PLANNED UNIT DEVELOPMENT****NOVEMBER 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 **2021-0738** to Planned Unit Development.

Location: 10550 Old St. Augustine Road
Between Hartley Road and Crown Point Road

Real Estate Number: 155707-0100

Current Zoning District: Planned Unit Development (PUD) 1985-1403

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Neighborhood Commercial (NC)

Proposed Land Use Category: Community General Commercial (CGC)

Planning District: Southeast, District 3

Applicant/Agent: Paul M. Harden, Esq.
Law Office of Paul M. Harden
1431 Riverplace Blvd, Suite 901
Jacksonville, FL 32207

Owner: Franklin C. Gatlin, III
CV JAX 3, LLC
1301 Riverplace Blvd, Suite 1900
Jacksonville, FL 32257

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2021-0738** seeks to rezone approximately 10.58± acres of land from Planned Unit Development (PUD) to Planned Unit Development (PUD). The rezoning is being sought to allow for additional commercial uses of an existing shopping center. The property is currently developed with a 24,241 square foot neighborhood shopping center

constructed in 1987. The proposed PUD differs from the usual application of the zoning code by limiting the uses usually allowed in the Commercial Community General (CCG) zoning districts.

The current PUD, 1985-1403, allows for the development of commercial and multi-family or office uses. The allowed uses followed the zoning district of CG in the Jacksonville Zoning Code at the time, which is equivalent to CCG-1 today.

There is a companion Land Use Amendment, **2021-0737 (L-5585-21C)**. The proposed LUA is for Neighborhood Commercial (NC) to Community General Commercial (CGC).

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.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

(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 Neighborhood Commercial (NC) 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 Small-Scale Land Use Amendment to the Future Land Use Map Series L-5585-21C (Ordinance 2021-0737) that seeks to amend the portion of the site that is within the Neighborhood Commercial (NC) land use category to Community General Commercial (CGC). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5585-21C be approved.

According to the Future Land Use Element (FLUE), Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled.

Therefore, Staff finds the proposed rezoning to be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Zoning Code.

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

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 (FLUE):

Policy 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The proposed site is located within the Urban Development Area and is served by both centralized Water and Sewer. The proposed use will be in compliance with Policy 1.2.9.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low sensitivity for the presence of archaeological resources. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Policy 1.2.6

The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown.

Airport Environment Zone

The site is located within the 300 foot Height and Hazard Zone for the Naval Air Station Jacksonville (NAS Jax). Zoning will limit development to a maximum height of less than 300 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Objective 2.5

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

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

The intended development will meet 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): Neighborhood Commercial (NC). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series L-5585-21C (Ordinance 2021-0737) that seeks to amend the portion of land that is within the Neighborhood Commercial (NC) land use category to 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).

This development is subject to mobility fee review.

(3) Allocation of residential land use

This proposed Planned Unit Development is being requested to allow for a mix of commercial uses with a total of 76,000 square feet of non-residential floor area. Moreover, 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 with specific reference to the following:

The use of existing and proposed landscaping: The Property is fully developed and landscaping was designed and installed in accordance with the previous PUD 1985-1403. Future development will need to meet Part 12 of the current Zoning Code.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, vehicular access for the subject property shall be along Hartley Road and Old St. Augustine Road.

Comments from Transportation include:

The subject site is 10.58 acres and is accessible from Old Saint Augustine Road (from San Jose to Hartley Road) and Hartley Road (from Hampton Road to Old Saint Augustine Road), both functionally classified as collector facilities. Old Saint Augustine is currently operating at 47.2% of capacity. This segment of Old Saint Augustine Road has a maximum daily capacity of 37,611 vehicles per day (vpd) and average daily traffic of 17,754 vpd. Hartley Road is currently operating at 101.2% of capacity. This segment of Rampart Road has a maximum daily capacity of 11,232 vpd and average daily traffic of 11,367 vpd.

The property is currently developed as a commercial shopping center. Therefore, traffic impacts will remain largely unchanged.

(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 subject parcel is at the northwest quadrant of Old St. Augustine Road and Hartley Road. According to the City's Functional Highway Classification Map, both roads are classified as collector roadways. Old St. Augustine Road is primarily zoned for commercial uses with uses including: neighborhood shopping centers and office spaces. Further west along Hartley Road is zoned for single family residential and townhome subdivisions.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	RPI	CO	Office Space
South	NC	CN	Church
East	LDR	PUD: 1981-0621	Single-Family Dwellings
West	RPI	PUD: 2003-1272	Townhomes

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category with specific reference to the following:

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer. Additionally, in a memo provided by JEA dated October 14, 2021, JEA has no objection to proposed PUD. There is existing JEA infrastructure onsite. Any modifications to the existing infrastructure or work within the JEA easements will require JEA Development Group and/or JEA Real Estate approval. Final project

design to meet the JEA Design Standards in effect at the time of construction plan approval.

(7) Usable open spaces plazas, recreation areas.

No recreation area is required.

(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 is fully developed consistent with the parking requirements in place at the time of development. The site has sufficient parking to meet the needs of the currently developed shopping center for current and future tenants.

(11) Sidewalks, trails, and bikeways

The site is fully developed with pedestrian access provided as required at the time of development.

Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **October 28, 2021** by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.

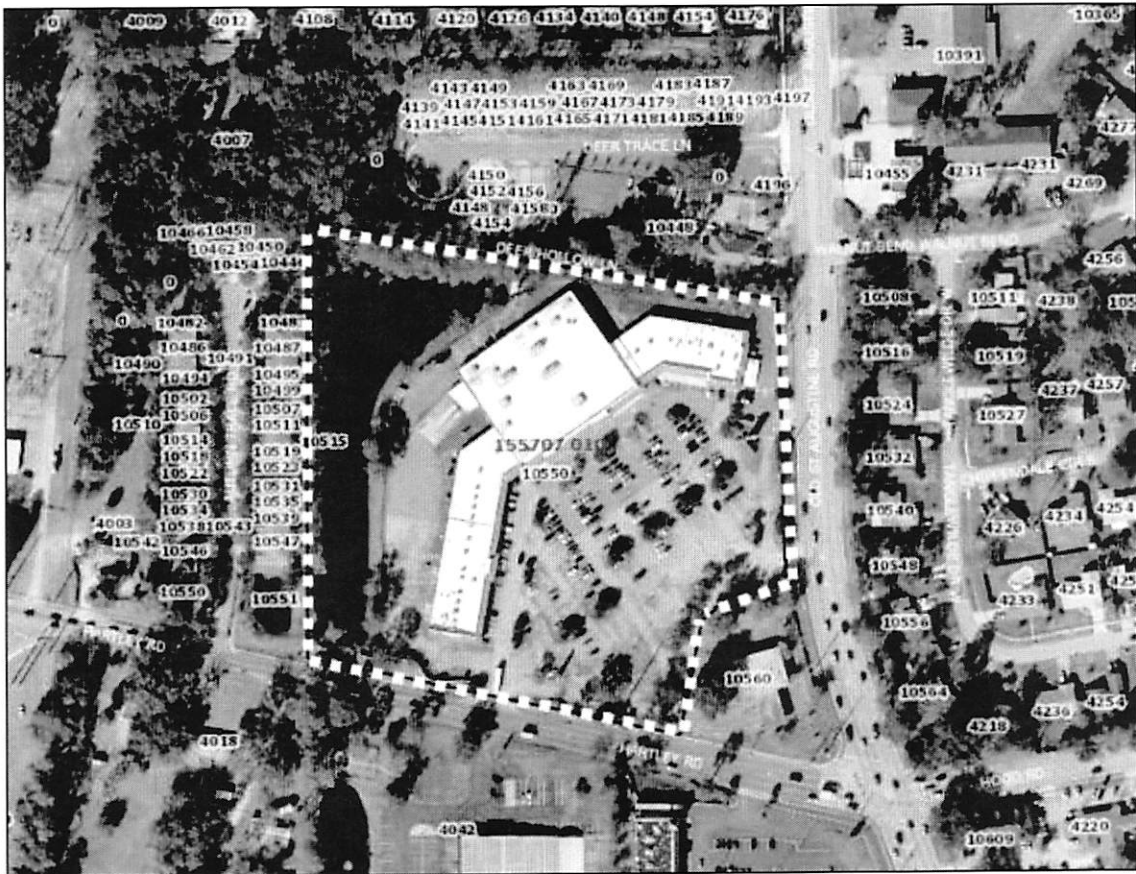


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2021-0738 be **APPROVED** with the following exhibits:

- The original legal description dated May 5, 2021.
- The original written description dated August 24, 2021.
- The original site plan dated March 17, 1998.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2021-0738 be **APPROVED**.



Aerial View

Source: JaxGIS



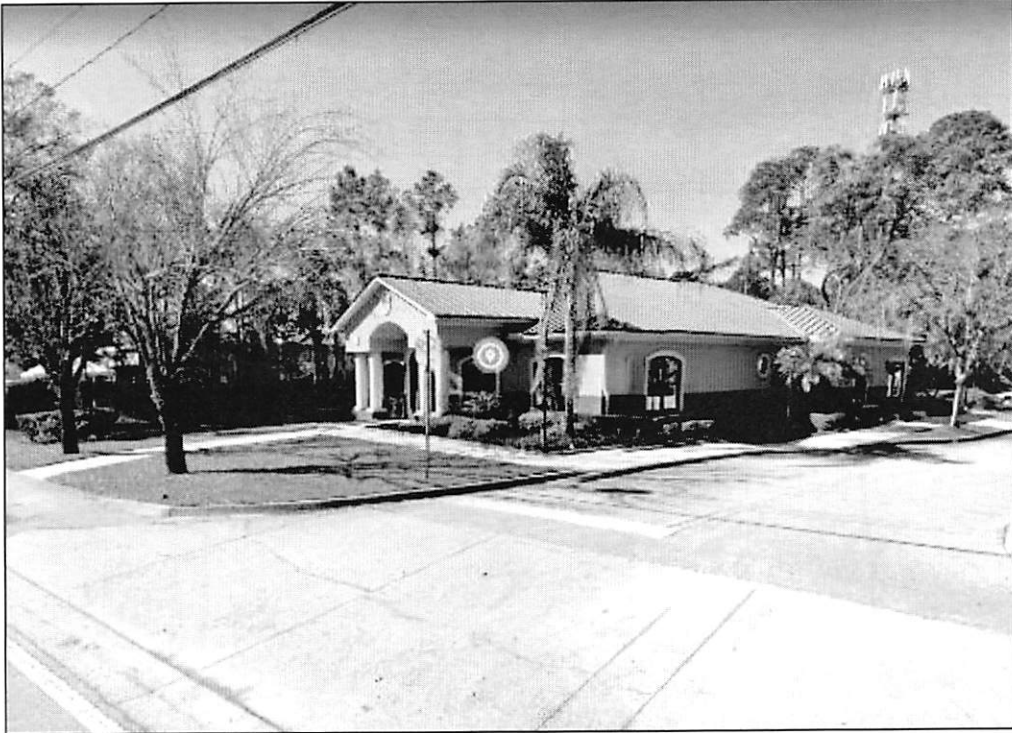
View of the Subject Property

Source: JaxGIS Maps



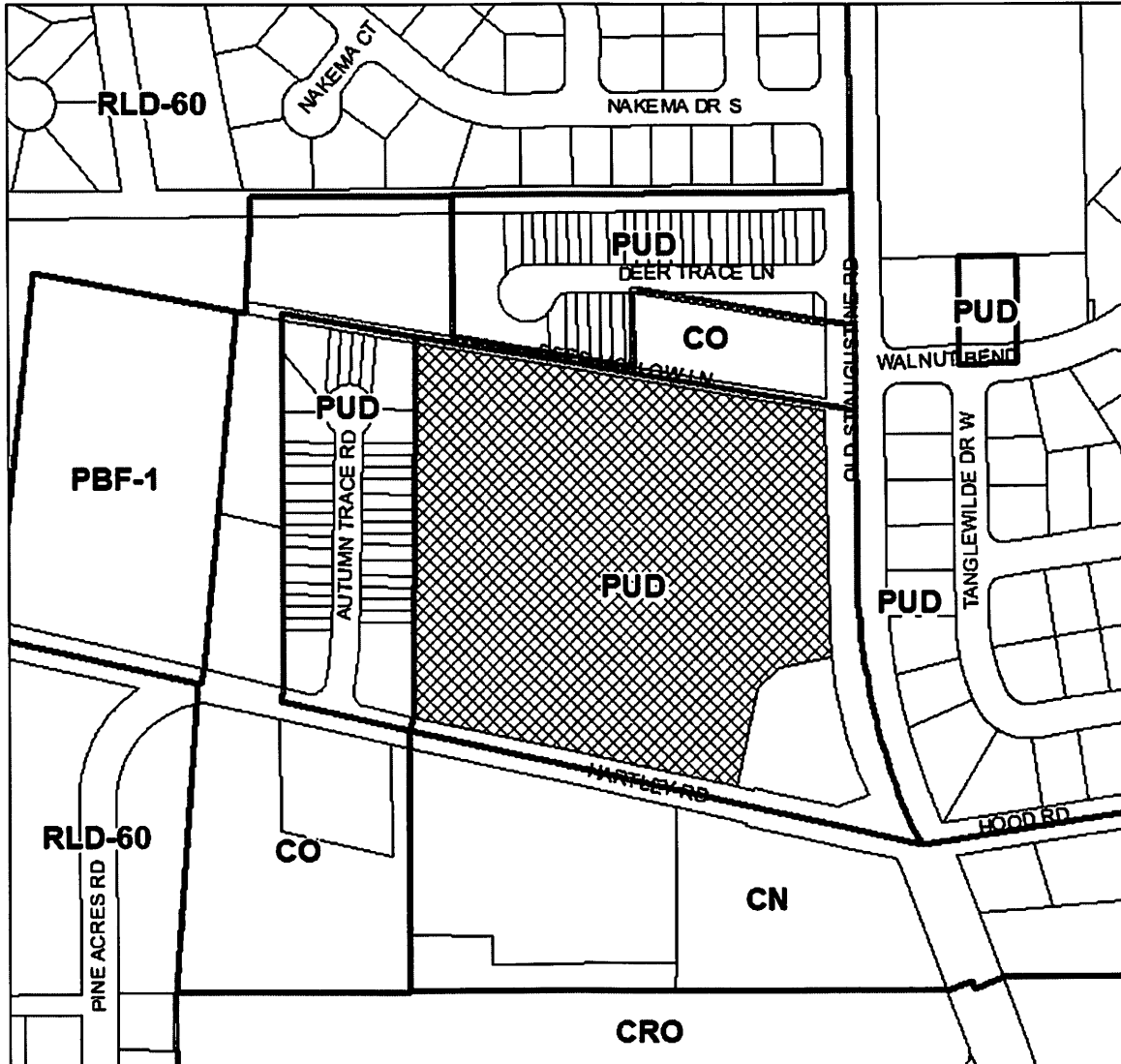
View of property to the South

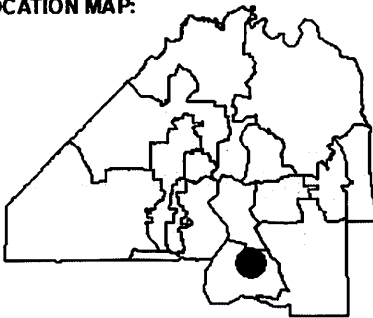

Source: GoogleMaps



View of property to the North

Source: GoogleMaps



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 95 190 380 Feet</p>
<p>ORDINANCE NUMBER ORD-2021-0738</p>	<p>TRACKING NUMBER T-2021-3603</p>	<p>COUNCIL DISTRICT: 6</p> <p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0738 **Staff Sign-Off/Date** ELA / 09/21/2021
Filing Date 10/12/2021 **Number of Signs to Post** 4
Hearing Dates:
1st City Council 11/09/2021 **Planning Commission** 11/04/2021
Land Use & Zoning 11/16/2021 **2nd City Council** 11/23/2021
Neighborhood Association N/A
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3603 **Application Status** FILED COMPLETE
Date Started 06/18/2021 **Date Submitted** 06/18/2021

General Information On Applicant

Last Name HARDEN **First Name** PAUL **Middle Name** M.
Company Name
 LAW OFFICE OF PAUL M. HARDEN
Mailing Address
 1431 RIVERPLACE BLVD, SUITE 901
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043965731 **Fax** **Email** PAUL_HARDEN@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name GATLIN, III **First Name** FRANKLIN **Middle Name** C
Company/Trust Name
 CV JAX 3, LLC
Mailing Address
 1301 RIVERPLACE BLVD, SUITE 1900
City JACKSONVILLE **State** FL **Zip Code** 32257
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 1985-1403

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 155707 0100	6	3	PUD	PUD

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

Existing Land Use Category

NC

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

5585

Total Land Area (Nearest 1/100th of an Acre) 10.58**Development Number****Proposed PUD Name** OLD ST AUGUSTINE COMMERCIAL PUD**Justification For Rezoning Application**

SEE EXHIBIT D - WRITTEN DESCRIPTION

Location Of Property**General Location**

NEW OLD ST AUGUSTINE RD & HARTLEY RD

House #	Street Name, Type and Direction	Zip Code
10550	OLD ST AUGUSTINE RD	32257

Between Streets

HARTLEY RD and CROWN POINT RD

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

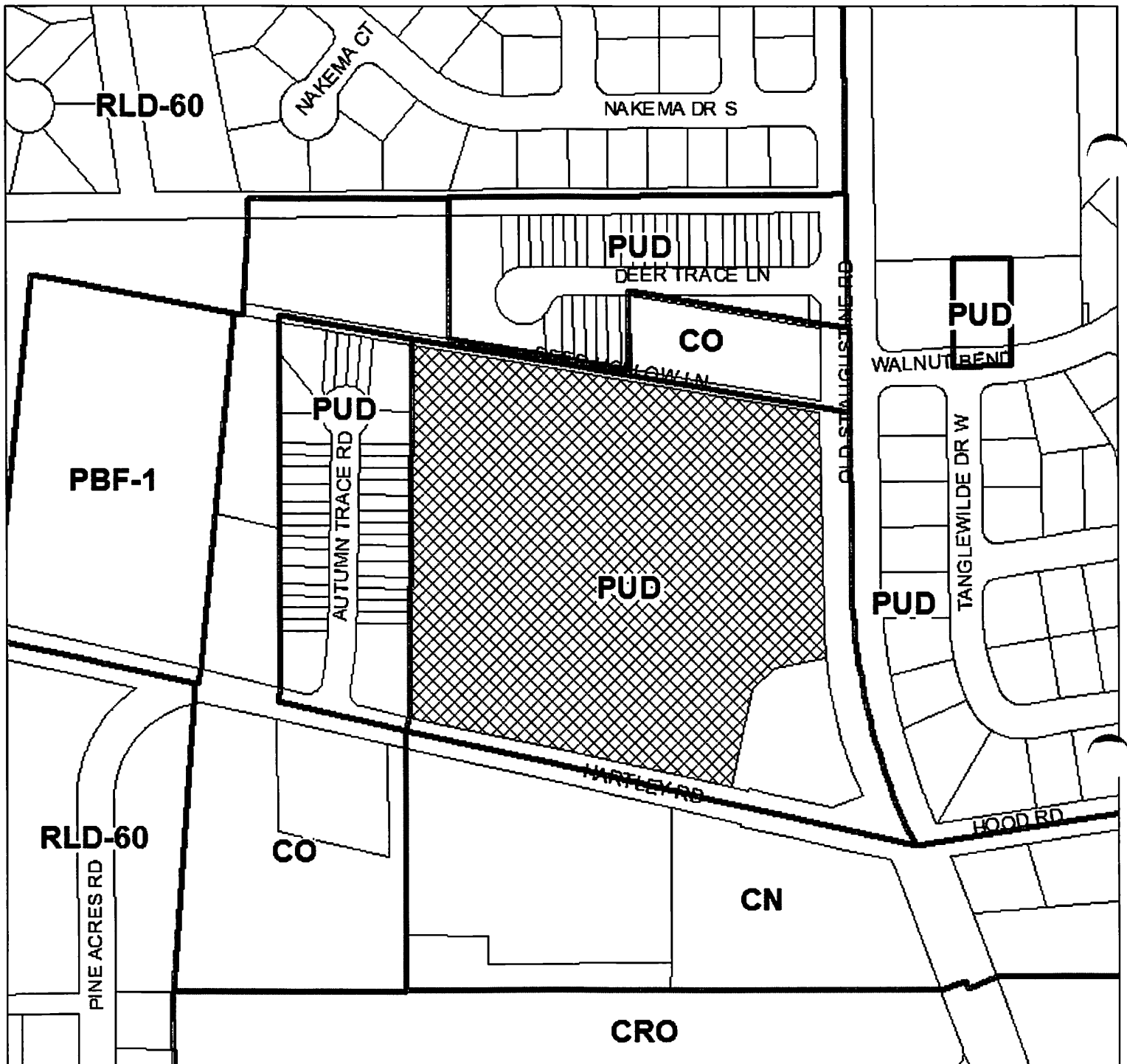
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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**
 - 10.58 Acres @ \$10.00 /acre:** \$110.00
- 3) Plus Notification Costs Per Addressee**
 - 78 Notifications @ \$7.00 /each:** \$546.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,925.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

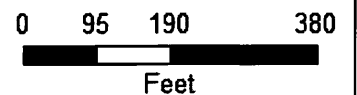
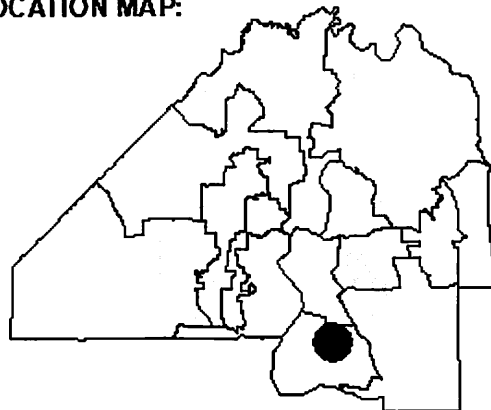


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

6

TRACKING NUMBER

T-2021-3603

EXHIBIT 2
PAGE 1 OF 1

WRITTEN DESCRIPTION

Old St. Augustine Commercial PUD
RE# 155707-0100
August 24, 2021

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 10.58 acres of property from PUD to PUD. The site is the subject of a companion FLUM Amendment from NC to CGC. The parcel is located in the northwest quadrant of Old St. Augustine Road and Hartley Road.

The subject property is currently owned by CV JAX 3, LLC, and is more particularly described in the legal description attached as Exhibit 1 to this application. The property is currently developed as a commercial shopping center. Surrounding uses include: RPI/PUD (single family) and RPI/CO (office) to the north; LDR/PUD to the east across Old St. Augustine Road (single family); NC/CN to the south across Hartley Road (church and shopping center) and RPI/PUD to the west (townhomes).

Project Name: Old St. Augustine Commercial PUD

Project Architect/Planner: N/A

Project Engineer: N/A

Project Developer: N/A

II. QUANTITATIVE DATA

Total Acreage: 10.58

Total number of dwelling units: N/A

Total amount of non-residential floor area: 76,000 +/- s.f.

Total amount of recreation area: N/A

Total amount of open space: N/A

Total amount of public/private rights of way: N/A

Total amount of land coverage of all buildings and structures: 76,000 +/- s.f.

Phase schedule of construction (include initiation dates and completion dates)

The site is fully developed.

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Commercial retail sales and service establishments
2. Banks, including drive-thru tellers, savings and loan institutions, and similar uses
3. Art galleries, museums, community centers, dance, art or music studios
4. Vocational, trade or business schools and similar uses
5. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4
6. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.
7. 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
8. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
9. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4
10. Personal property storage establishments meeting the performance development criteria set forth in Part 4
11. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses
12. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4
13. Wholesaling or distributorship businesses located within a retail shopping center (but not on an outparcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no

warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises

14. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4
15. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4

B. Permissible Uses by Exception:

N/A

C. Limitations on Permitted or Permissible Uses by Exception:

All of the permitted and permissible uses by exception in the CCG-1 district are subject to the following provisions unless otherwise provided for:

1. Sale, service and display, preparation and storage shall be conducted within a completely enclosed building, unless otherwise provided.

D. Permitted Accessory Uses and Structures:

See §646.403

IV. STATEMENTS

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

The PUD limits uses from usual Zoning Code application.

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.

All areas will be maintained by the owner.

V. DESIGN GUIDELINES

A. Lot Requirements (site is fully developed):

- (1) *Minimum lot area:* As shown on site plan
- (2) *Minimum lot width:* As shown on site plan

- (3) *Maximum lot coverage:* As shown on site plan
- (4) *Minimum front yard:* As shown on site plan
- (5) *Minimum side yard:* As shown on site plan
- (6) *Minimum rear yard:* As shown on site plan
- (7) *Maximum height of structures:* As shown on site plan

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* The site is fully developed consistent with the parking requirements in place at the time of development.
- (2) *Vehicular Access.*
 - a. The site is fully developed and vehicular access to the Property is via Old St. Augustine Road and Hartley Road, substantially as shown in the Site Plan. The location of access points shall remain as currently developed.
- (3) *Pedestrian Access.*
 - a. The site is fully developed with pedestrian access provided as required at the time of development.

C. Signs.

The site is fully developed with existing signage. Future Signage will be developed in accordance with Part 13 requirements of the Zoning Code.

D. Landscaping:

The Property is fully developed and landscaping was designed and installed in accordance with previous Ordinance 1985-1403.

E. Utilities:

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

F. Recreation and Open Space:

N/A.

G. Wetlands

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

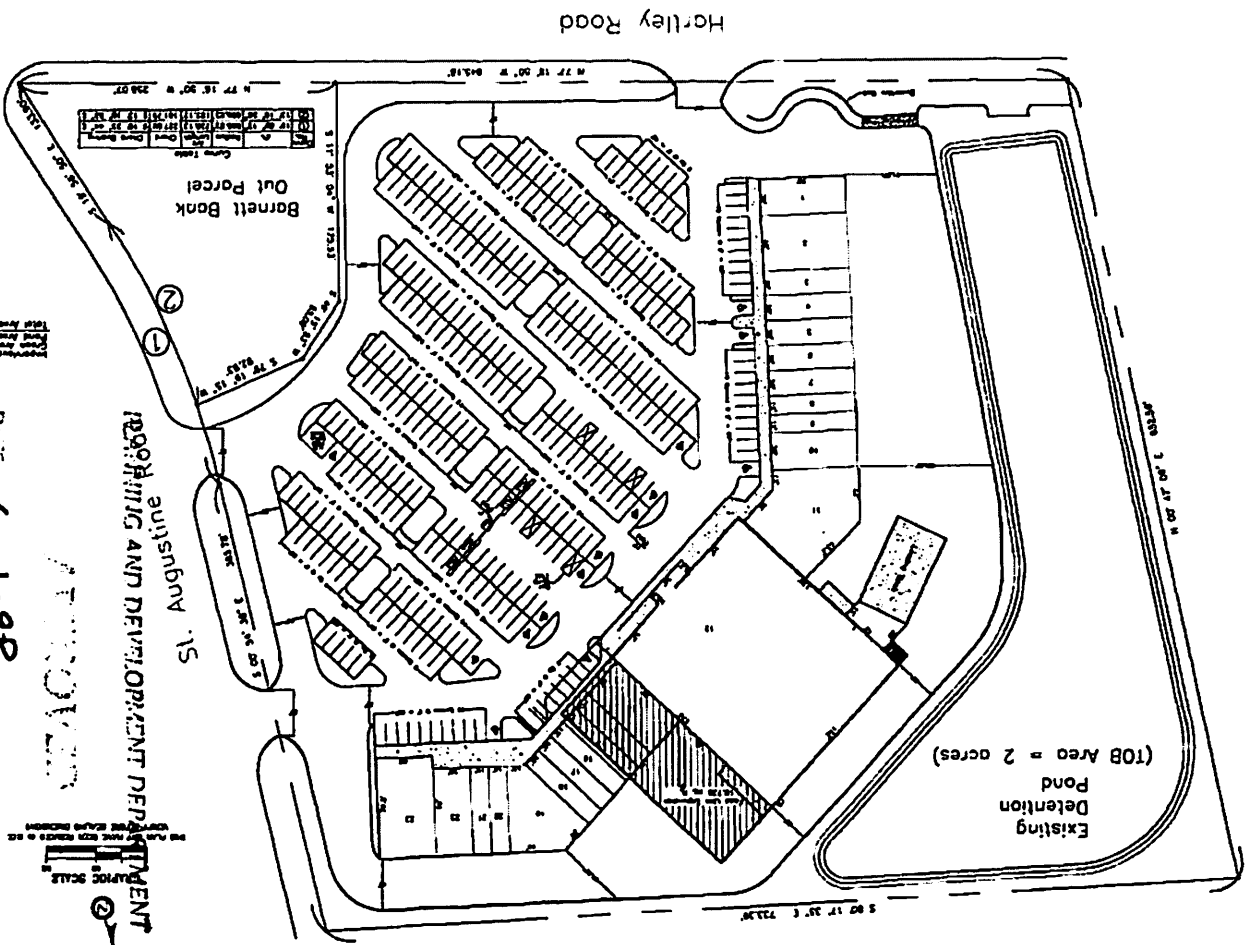
VI. DEVELOPMENT PLAN APPROVAL

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. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

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

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



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 BY: SMS
 APPROVED BY: _____
85-1403-801

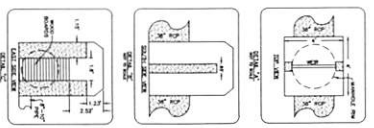
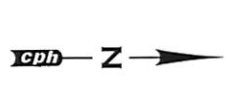
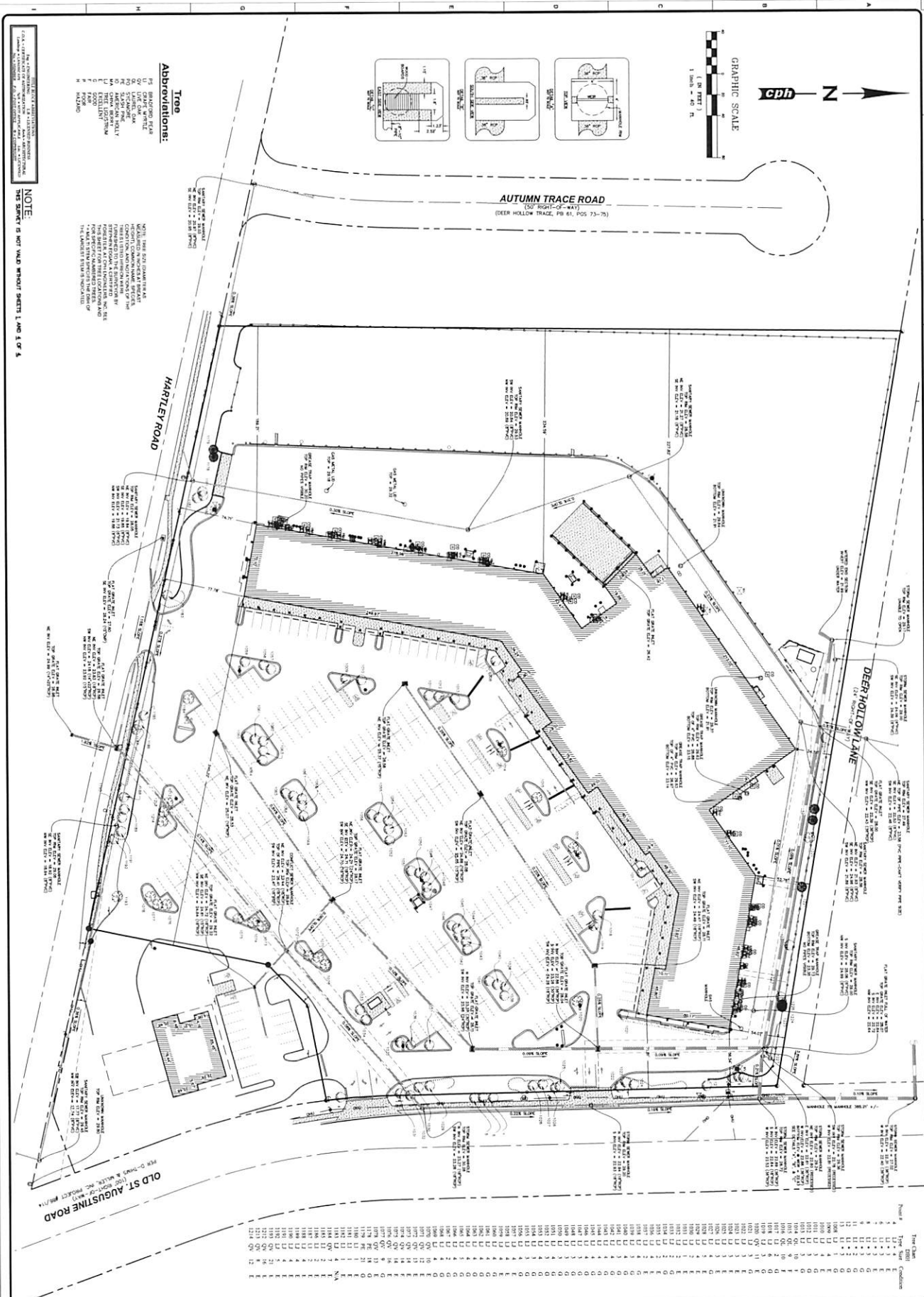
PLANNING AND DEVELOPMENT DEPARTMENT
 APPROVED
 DATE: _____

CrossRoads • Mandarin
Food Lion Expansion
 Proposed Site Plan

Scale: 1" = 100'
 Date: 3/17/98
 Section: 37
 Township: 2 South
 Range: 29 East

Ivey, Harris & Walls, Inc.
 7899 Boyntonway Way, Suite 5, Jacksonville, Florida
 Phone: 904-231-6122 Fax: 904-231-3083
 PLANNING ENGINEERING LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL SERVICES TRANSPORTATION DESIGN
 Orlando Jacksonville Palm Beach Ocala

AS BUILT SURVEY OF SITE PLAN APPROVED BY ORD. 85-1403



- Abbreviations:**
- PS - BUILDING PERMITS
 - PL - PLANNING PERMITS
 - OL - OLD LAND
 - SL - SUBDIVISION
 - NO - NON-ADJACENT
 - AD - ADJACENT
 - LI - LOT LINE
 - CO - CORNER
 - FL - FENCE
 - PO - POLE
 - MC - MOUND

NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 AND 3 OF 4.

BOUNDARY & TOPOGRAPHIC SURVEY "ALTA/ACSM LAND TITLE SURVEY" GATLIN DEVELOPMENT CO., INC. 15550 OLD ST. AUGUSTINE ROAD SECTION 5-TOWNSHIP 4 SOUTH-RANGE 27 EAST DUVAL COUNTY, FLORIDA	Field Crew: KS Drawn by: JAB Checked by: RLR Approved by: TJG Date: 7/19/12 Job No.: G9203 File: G9203_GATLIN.dwg	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>By</th> <th>Revision</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	By	Revision	Date							<p>500 North Flaming Street Suite 10 Tallahassee, FL 32308 Telephone: 904.222.2300 Fax: 904.222.2303 Email: info@gph.com</p> <p>Engineers Architects Environmental Scientists Surveyors Planners Transportation Engineers Traffic Engineers Utility Engineers</p> <p>Eng. C.O.A. No. 3115 Arch. Lic. No. A1500026 Landsc. Lic. No. LC0002098 © 2012</p>
	By	Revision	Date									
Sheet No. 4 of 4												

EXHIBIT F

PUD Name: Old St. Augustine Commercial PUD

Land Use Table

Total gross acreage	10.58 acres	100%
Single family/Townhomes	0	
Total number of dwelling units	0	
Multiple family	0	
Total number of dwelling units	0	
Commercial	10.58 acres	
Industrial	0	
Other land use	0	
Active recreation and/or open space	N/A	
Passive open space		
Public and private right-of-way		
Maximum coverage of buildings and structures	76,000 s.f. +/-	